



**JAMES  
ANDERSON**



## FOR SALE

**£375,000**

Colston Road, London, SW14

A well-presented and spacious two-bedroom first floor apartment located in the heart of East Sheen. The property is presented in good decorative order throughout with accommodation arranged to provide two bedrooms, one bathroom and an open plan living space with a well equipped kitchen. The property will be sold with no onward chain. Colston Road is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide passage to the larger surrounding areas of Hammersmith, Putney and Richmond. Richmond Deer Park is a short drive away. Internal viewing is highly recommended.

Service charge: ASK AGENT

Ground Rent: £66.66 per year (approx)

Lease remaining: 124 years from 25 June 2007



Two Bedrooms



One Bathroom



Open Plan Living Room



Modern Kitchen



Leasehold | EPC C | Council Tax Band C



Mortlake Train Station



Excellent Local Primary Schools Nearby



Central East Sheen



No Chain



Excellent First Time Buy or Buy To Let



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

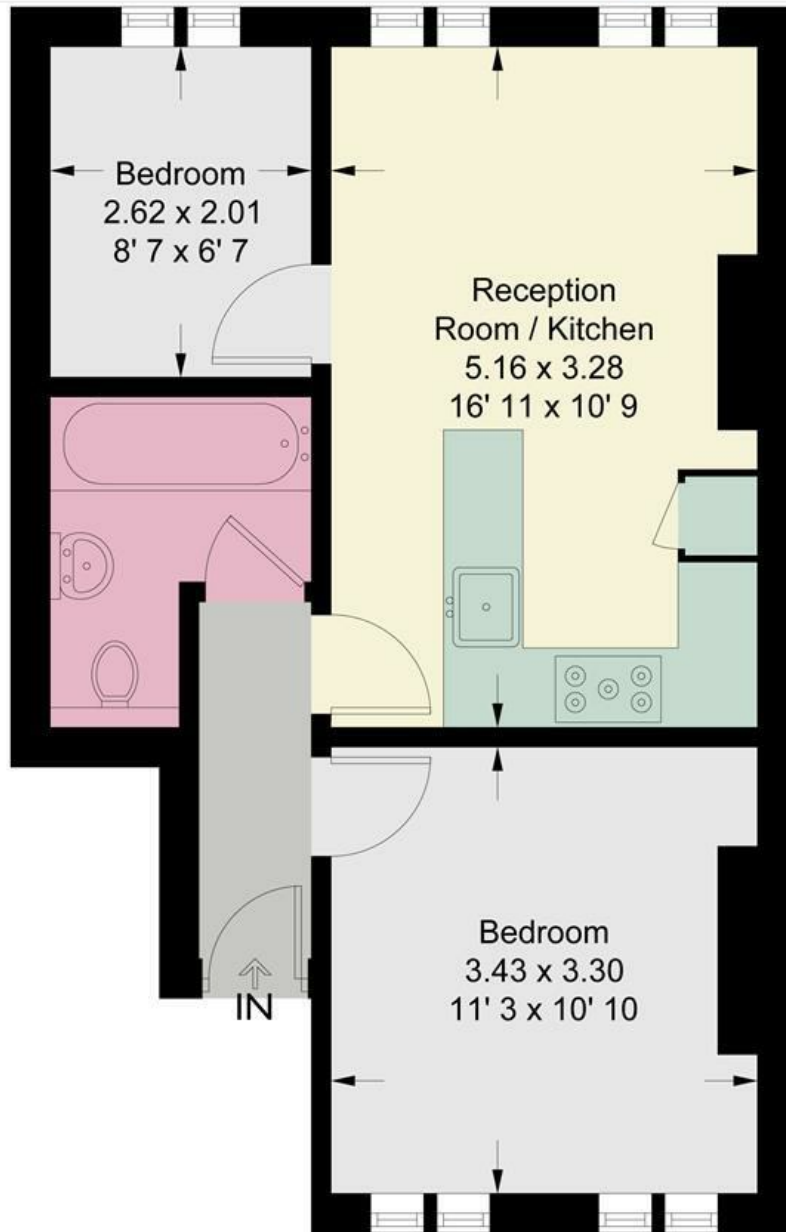
020 8876 6611

# Colston Road

Approximate Gross Internal Area = 453 sq ft / 42.1 sq m



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**First Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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