

JAMES ANDERSON

Sheen Lane
London SW14
£425,000



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A bright and spacious two-bedroom top floor apartment with fantastic views over Mortlake green. The property is situated within a handsome period building and will benefit from updating throughout offering the prospective purchaser a fantastic opportunity to create a home of their own. The accommodation is arranged to provide a modern kitchen that is open to the west facing reception room, one family bathroom, two bedrooms and a separate study accessed from a spiral staircase situated in the loft space.

The property also has a long lease, access to excellent loft storage and will be sold with no onward chain. Sheen Lane is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops. restaurants, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

Lease remaining: 956 years
S/Charge: £765.00 per quarter
Ground rent: £50 per year











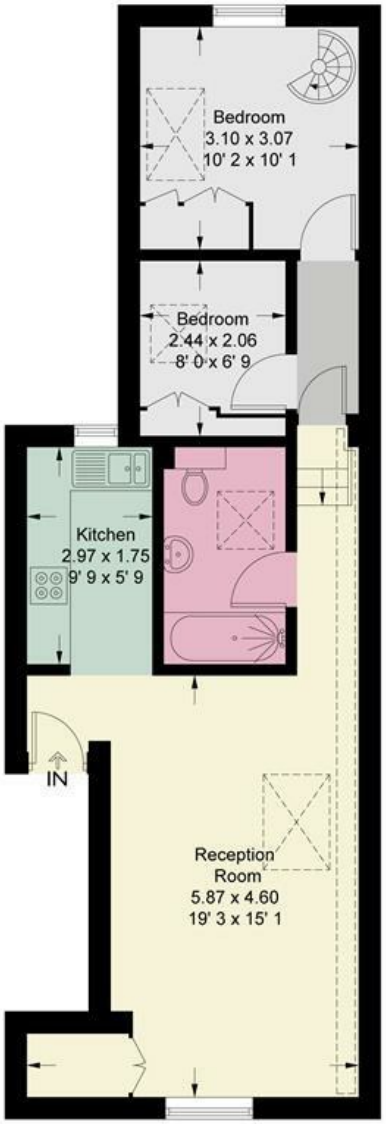

BOSCH

Sheen Lane

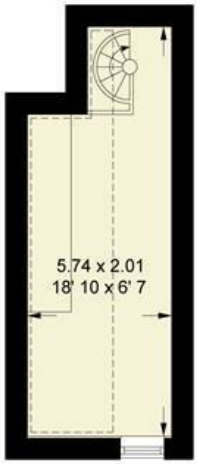
Approximate Gross Internal Area = 705 sq ft / 65.5 sq m
(Including Reduced Headroom)
Reduced Headroom = 83 sq ft / 7.7 sq m

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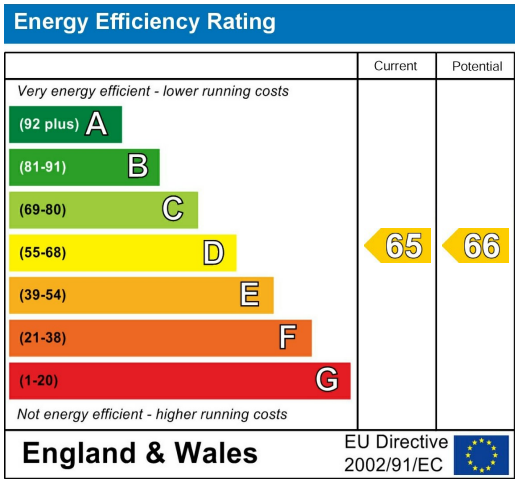
= Reduced headroom below 1.5m / 5'0



Second Floor
593 sq ft / 55.1 sq m
(Including Reduced Headroom)



Third Floor
112 sq ft / 10.4 sq m
(Including Reduced Headroom)



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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.



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