JAMES ANDERSON











FOR SALE

£1,325,000

Graemesdyke Avenue, London, SW14

This beautifully presented home offers the perfect balance of stylish entertaining space and practical family living.

On the ground floor, you'll find a cosy front reception room with a charming feature fireplace and ample understairs storage. To the rear, a stunning extended kitchen/family room provides the heart of the home, complete with Crittall-style doors that open directly onto a landscaped rear garden which is ideal for indoor-outdoor living. The first floor comprises two generous double bedrooms, a further single bedroom, and a sleek, modern family bathroom. The spacious principal bedroom occupies the top floor and boasts an en-suite shower room along with excellent built-in storage cleverly integrated into the eaves.

Greamesdyke Avenue is a highly sought-after location, perfectly positioned for one of the area's leading primary schools. You'll also be within easy reach of a fantastic selection of independent shops, restaurants, bars, coffee shops, and gastro pubs. Mortlake Station (with direct trains to London Waterloo), the River Thames, and Richmond Park are all just a short walk away.

- Four Bedrooms
- Two Bathrooms
- Separate Reception Room
- Extended Kitchen / Family Room
- Freehold | EPC C | Council Tax F
- 0.6 Miles To Mortlake Station (ZONE 3)
- Sheen Mount Primary School Catchment
- Pretty Tree Lined Road
- Semi-Detached
- Beautifully Presented Throughout

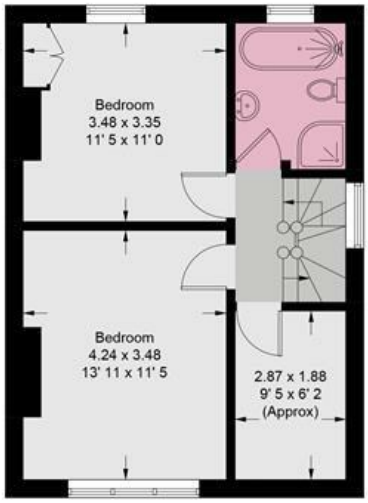
Graemesdyke Avenue

Approximate Gross Internal Area = 1440 sq ft / 133.8 sq m
(Including Reduced Headroom)
Reduced Headroom = 69 sq ft / 6.4 sq m

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Ground Floor
653 sq ft / 60.7 sq m



First Floor
459 sq ft / 42.6 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
328 sq ft / 30.5 sq m
(Including Reduced Headroom)

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.

