



JAMES
ANDERSON

Firs Avenue
London SW14
£875,000



Firs Avenue London SW14

An exceptionally spacious three-bedroom conversion apartment occupying the upper floors of this impressive period house. Presented in excellent decorative condition and with its own private entrance, the property offers three generous double bedrooms, two well-appointed bathrooms (including a stylish ensuite), a separate reception room, and a contemporary kitchen with ample space for dining and separate utility cupboard. Further benefits include access to a large demised loft, providing excellent potential for future development (subject to the usual consents), as well as a garage offering valuable storage.

Ideally positioned within a peaceful cul-de-sac in this highly sought-after Parkside location, the property is perfectly placed for the amenities of East Sheen, with its array of independent shops, caf  s, and coffee bars. Mortlake mainline station is close by, providing direct access to Central London, while the open spaces of Richmond Park are also within easy reach. The area is well served by a number of highly regarded local schools.

Lease remaining: 171 years

Ground rent:  150 per year

Charges:  700 per year (share of buildings insurance)



















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

Firs Avenue

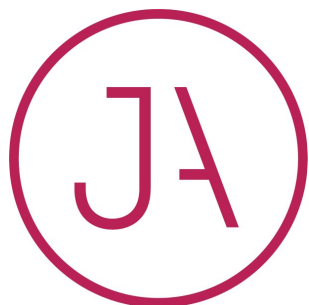
Approximate Gross Internal Area = 1266 sq ft / 117.6 sq m
(Including Garage)
Garage = 115 sq ft / 10.7 sq m



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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.



363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611
sales@jasheen.co.uk
www.jamesanderson.co.uk