



JAMES
ANDERSON



FOR SALE

£1,050,000

Graemesdyke Avenue, London, SW14

A period semi-detached property offering a buyer the fantastic opportunity to extend into the loft space and to the rear at ground floor level (subject to the usual consents).

The ground floor accommodation comprises an entrance hall with staircase leading to the first floor landing, a spacious reception room, an open plan kitchen/dining room and doors leading to the larger than usual west facing rear garden. The first floor accommodation comprises a landing, three bedrooms and a family bathroom.

Situated within a popular residential tree lined avenue the property is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. Mortlake Station which provides direct services to London Waterloo is approximately 0.5 miles away. Whilst the River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are approximately 0.7 miles away. The property further benefits from being located within 0.4 miles of the outstanding Sheen Mount Primary School.



Three Bedrooms



One Bathroom



Separate Reception Room



Open Plan Kitchen / Dining Room



Freehold | EPC | Council Tax Band F



0.6 Miles To Waterloo Station (ZONE 3)



Sheen Mount Primary School Catchment



Pretty Tree Lined Road



West Facing Rear Garden



Huge Potential To Extend (STPP)



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

020 8876 6611

Graemesdyke Avenue

Approximate Gross Internal Area = 974 sq ft / 90.5 sq m
(Including Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	84
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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