



JAMES  
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## FOR SALE

£399,950

### 2 Palewell Park, East Sheen, SW14

A stunning Edwardian ground floor conversion apartment offering approximately 499 sq ft of stylish accommodation. The property is situated within the favoured Parkside area of East Sheen and is centrally located for the extensive leisure and shopping amenities of East Sheen, including Waitrose, a number of independent shops, gastro pubs, restaurants, bars and coffee shops.

The property is accessed via a communal entrance hall, with a private door leading into the apartment. The accommodation comprises a spacious bay-fronted reception room, a modern fitted kitchen and a large double bedroom with a contemporary-style en-suite shower/wet room.

The property is located within 0.4 miles of Mortlake train station, which provides regular services to London Waterloo, as well as bus routes offering access to Richmond, Putney, Barnes and Hammersmith. The extensive recreational amenities of Richmond Park and Palewell Common are also within approximately 0.6 miles and 0.4 miles respectively.

Tenure: Share of freehold  
Service charge: £1,200 per year  
Ground rent: £0



Ground Floor One Bedroom Apartment



Luxury Shower Bathroom



Bay Fronted Reception Room



Modern Fully Equipped Kitchen



Share Of Freehold | EPC Rating C | Council Tax Band D



Close to Mortlake Station (0.2 Miles)



Just 0.6 Miles To Richmond Park



'Parkside' Location



No Onward Chain



Pretty Treelined Road

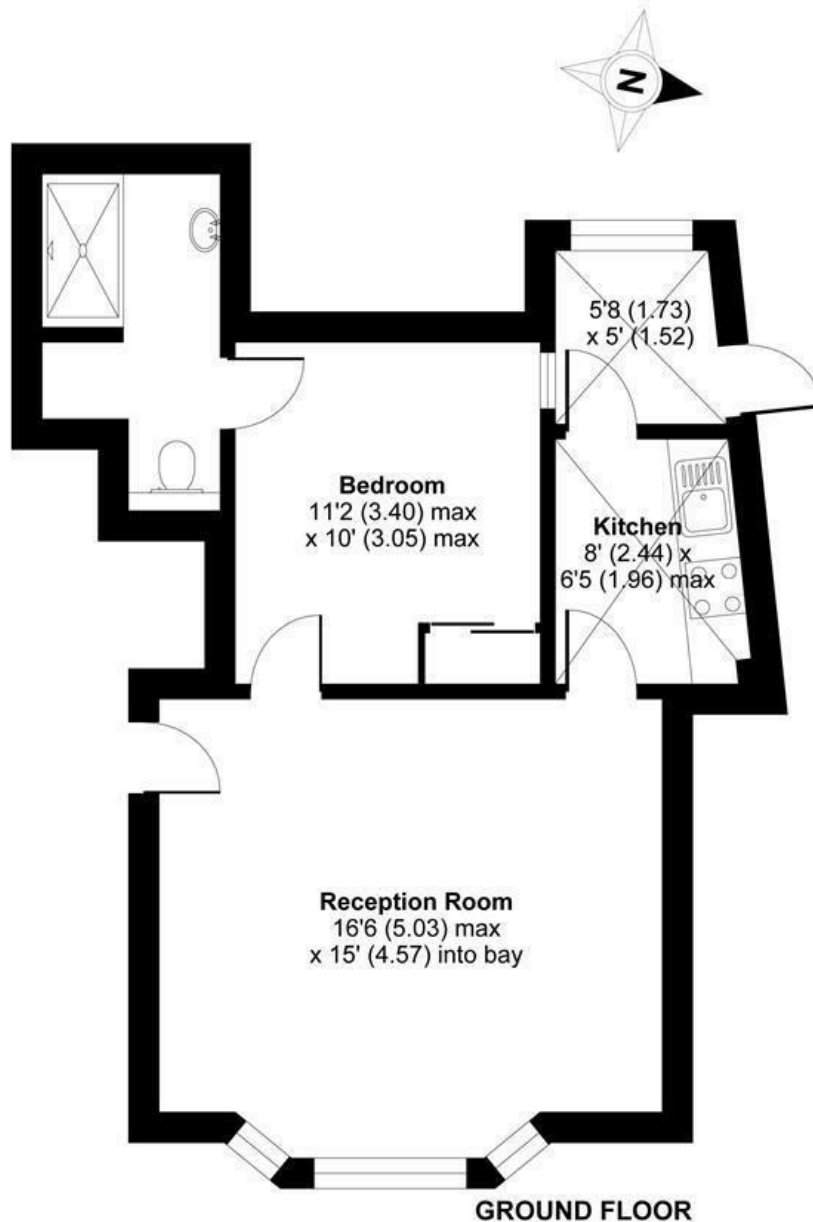


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020 8876 6611

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APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT 46.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## 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>                            | 69                         | 76        |
| (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<br>2002/91/EC |           |

