



JAMES
ANDERSON



FOR SALE

£1,795,000

Firs Avenue, London, SW14

A substantial and well presented link-detached family home, ideally situated on the sought-after Parkside of East Sheen. Occupying a peaceful position at the end of a quiet cul-de-sac, this impressive home is arranged over three spacious floors. The ground floor features two elegant reception rooms with attractive bay windows, a separate study, a downstairs cloakroom, and a stunning recently renovated open-plan kitchen, dining and living space with direct access to the rear garden.

The first floor comprises four generous double bedrooms, two of which benefit from en-suite shower rooms, together with a family bathroom. The superb loft conversion provides an exceptional principal suite, complete with a walk-in wardrobe, further en-suite bathroom and a Juliette balcony enjoying leafy views over the rear gardens.

Further benefits include, off-street parking, a double-garage, and the added advantage of being offered to the market with no onward chain.



Five Double Bedrooms



Four Bathrooms



Two Reception Rooms



Fully Integrated Kitchen



EPC Rating C | Council Tax G



Mortlake Station



Close To Outstanding Private & State Schools



Cul-De-Sac Parkside Location



Double Garage



No Onward Chain

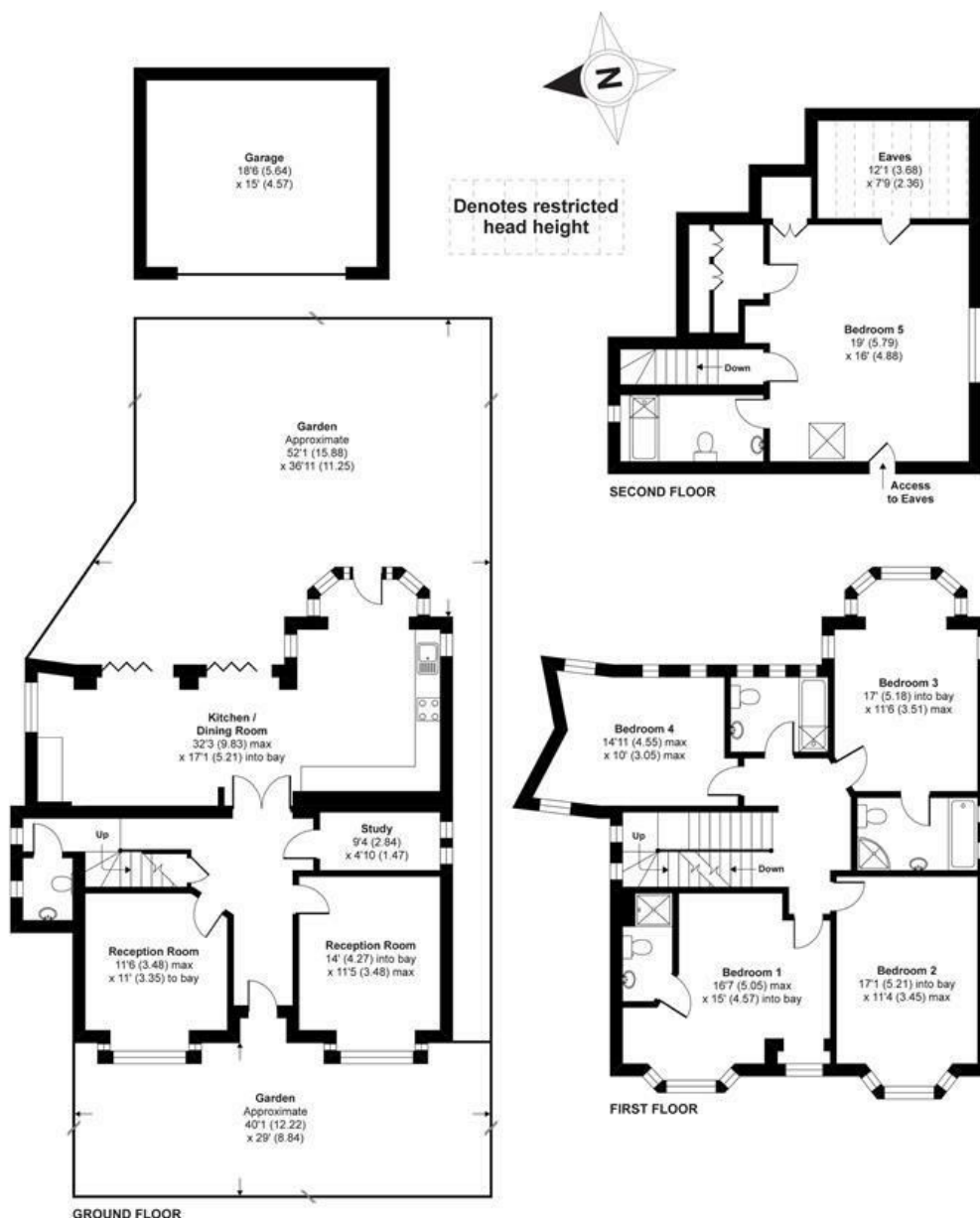


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Firs Avenue, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 2878 SQ FT 267.3 SQ METRES
(INCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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) 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	78

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70

