



JAMES
ANDERSON



FOR SALE

£1,750,000

Westhay Gardens, London, SW14

An exciting opportunity to acquire a four-bedroom family home in the highly sought-after Westhay Gardens, a quiet cul-de-sac in the heart of East Sheen.

The property offers generous accommodation with four bedrooms, one bathroom and two reception rooms, providing an excellent footprint for a purchaser looking to create a home tailored to their own style. Requiring modernisation throughout, the house presents significant scope to renovate, reconfigure and enhance the existing accommodation, subject to the necessary consents.

Location is a particular highlight. Westhay Gardens is positioned moments from Sheen Mount Primary School and close to Sheen Common, while East Sheen's shops, cafés and amenities are within easy reach. Mortlake station is approximately 0.6 miles away, providing convenient rail connections towards Central London.

A rarely available opportunity in one of East Sheen's most desirable residential settings, ideal for buyers looking for a renovation project with the potential to create a long-term family home.



Four Bedrooms



One Family Bathroom



Two Reception Rooms



Separate Kitchen



EPC Rating | Council Tax



Approximately 0.6 Miles From Mortlake Station



Moments From Sheen Mount Primary School



Close To Sheen Common



Easy Access To East Sheen High Street

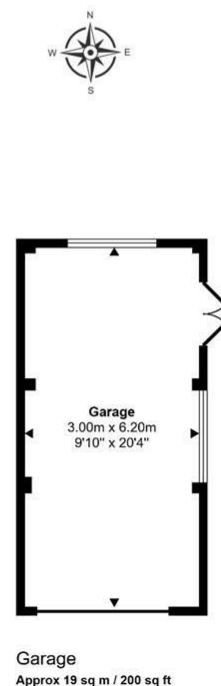
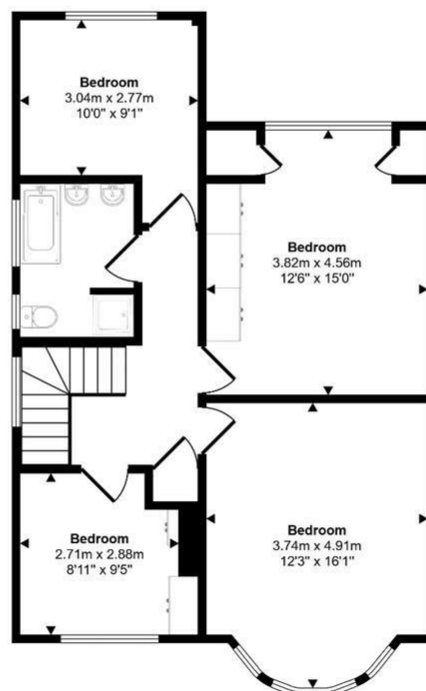
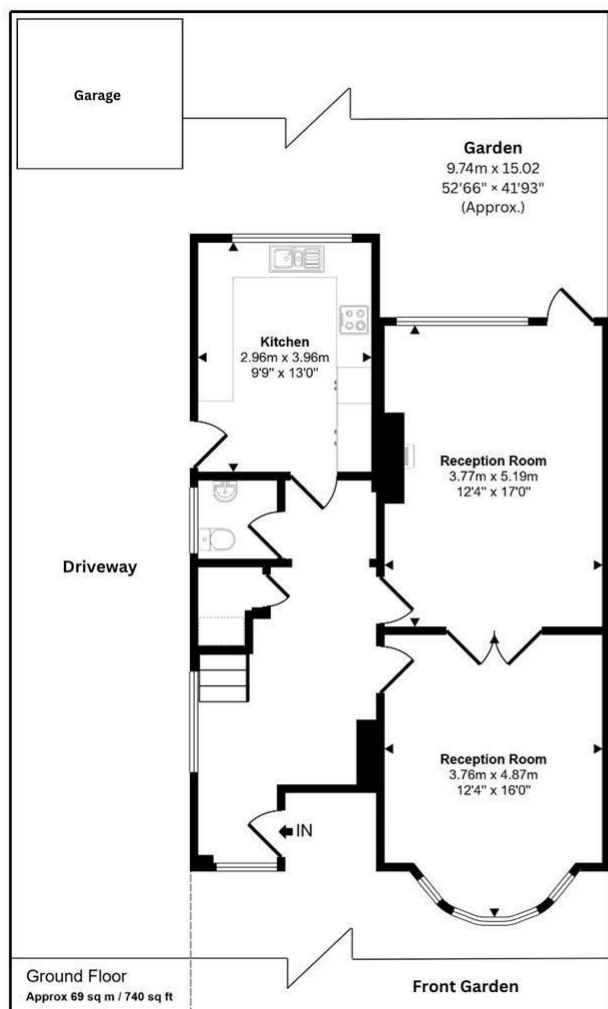


Excellent Renovation Opportunity



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

020 8876 6611



Westhay Gardens, SW14

Approx Gross Internal Area
156 sq m / 1683 sq ft

Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

