



JAMES
ANDERSON













FOR SALE

£895,000

Sheen Lane, East Sheen, SW14

A beautifully presented two double bedroom garden flat situated moments from the entrance to Richmond Park. Refurbished to an exacting standard, this ground floor flat is approached from its own private entrance door, leading to an inner hall with storage cupboard and a separate w.c. The beautiful bright open plan dining room / reception room / kitchen is at the rear of the property with bi-folding doors spanning the width of the property and has a range of modern fitted cabinets, integrated appliances and an island which creates a handy breakfast bar / work space. The Master Bedroom has a luxury en-suite bathroom and front aspect through a bay window, the second bedroom is also a generous double and benefits from a further an en-suite shower room. The property also boasts oak wood flooring with underfloor heating throughout. Externally the property has shared use of an off-street parking space whilst to the rear you will find the large raised decked area and beautifully kept lawned rear garden with established flower and shrub borders and gated side access.

Located moments from the world famous Richmond Park, Sheen Lane is situated in close proximity to the cafes, bars, restaurants and boutiques that East Sheen has to offer. Mortlake train station is just a short walk offering easy access into Central London.

-  Two Double Bedrooms
-  Two Bathrooms and Separate Cloakroom
-  Stunning Living Room Overlooking Garden
-  Modern Fitted Kitchen
-  Ground Floor Garden Flat
-  Close to Mortlake Station
-  Excellent Local Schools
-  Parkside Location and Close to Richmond Park
-  Superb Private Garden
-  Excellent Condition Throughout

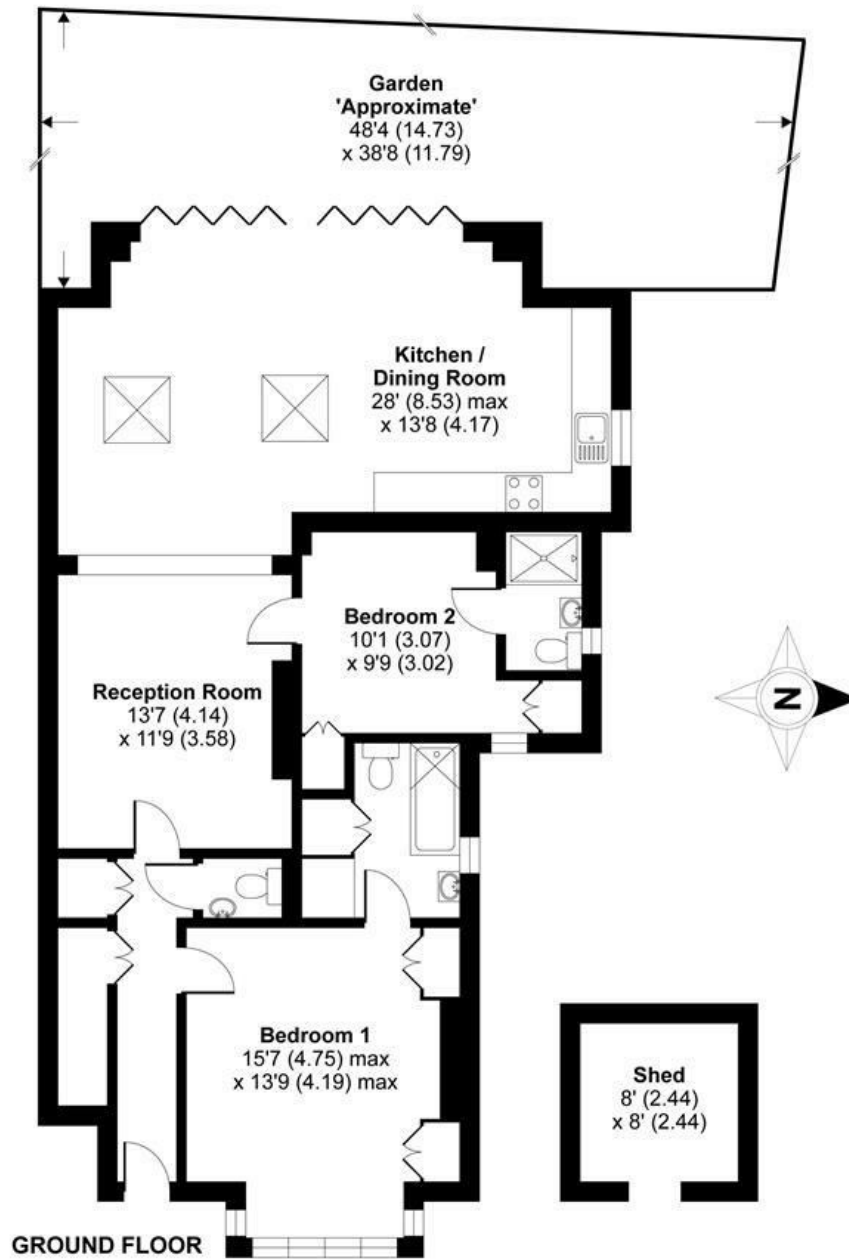


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Sheen Lane, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1124 SQ FT 104.4 SQ METRES (EXCLUDES SHED)



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		51	62
(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		47	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

