



26 Graemesdyke Avenue, East Sheen

SW14

Guide Price £1,495,000







26 Graemesdyke Avenue

East Sheen, SW14

Welcome to Graemesdyke Avenue, where this stunning semi-detached family home is sure to impress. Nestled on a charming, tree-lined street in East Sheen, the property offers a perfect blend of space and location. Spread across three spacious floors, it's just a short stroll from Mortlake Station, local amenities, and the vibrant heart of East Sheen village. Plus, it's ideally located close to the highly regarded Sheen Mount Primary School, making it a great choice for families.

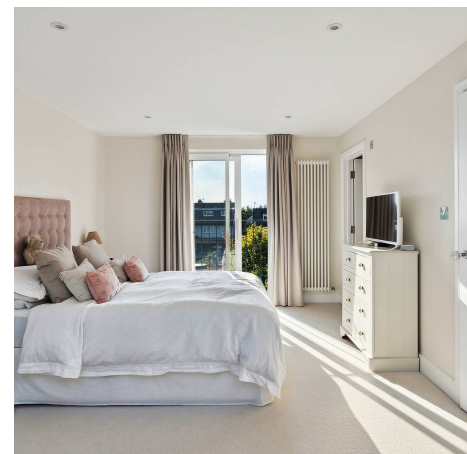
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

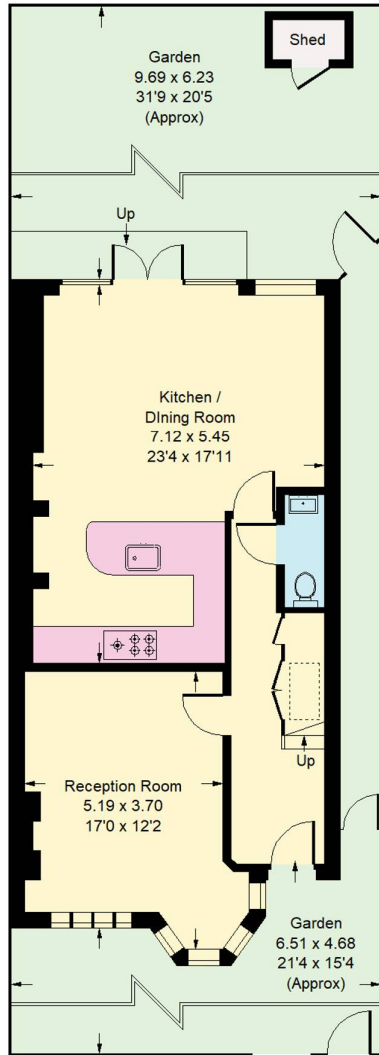
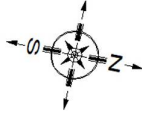
EPC Environmental Impact Rating: G

- Semi-detached four bedroom house
- Two bathrooms
- Beautiful west-facing garden
- Close to outstanding Primary Schools including Sheen Mount
- Close to Richmond Park
- Approx. 1,609 sq ft (149.5 sq m)

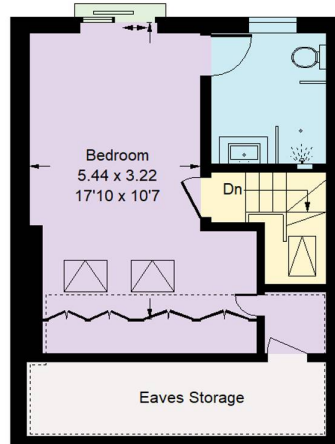


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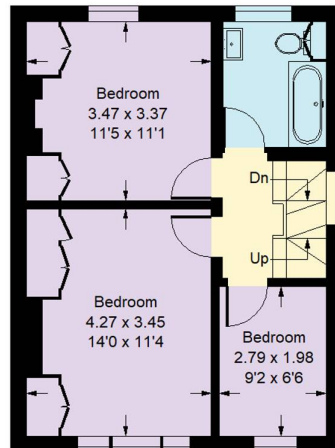
Approx Gross Internal Area = 142.6 sq m / 1535 sq ft
 Eaves Storage = 6.9 sq m / 74 sq ft
 Total = 149.5 sq m / 1609 sq ft



Ground Floor



Second Floor



First Floor

⋯ = Reduced headroom below 1.5 m / 5'0"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		57	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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, Scotland & Wales		6	3
		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.