



Church Avenue, London. SW14 8NN. Freehold





A superb 4 bedroom period family home of nearly 1,900 sqft in this prime central avenue

Features

Prime central location
Period property
1,892 sqft

Spacious Kitchen/dining room,
High ceilings
Landscaped garden

About the property

This beautiful Edwardian family home of nearly 1,892 sqft is situated in an exceptional central location for proximity to Mortlake station, Ofsted rated Outstanding school Thomson House and all of the amenities of vibrant East Sheen village.

At heart of the home is the stylish hand-painted kitchen/dining room, a truly light family space that opens onto a landscaped garden. The ground floor boasts a wealth of practical but aesthetically enjoyable choices for family life – with solid oak flooring, period fireplaces and an elegant living room, to name but a few.

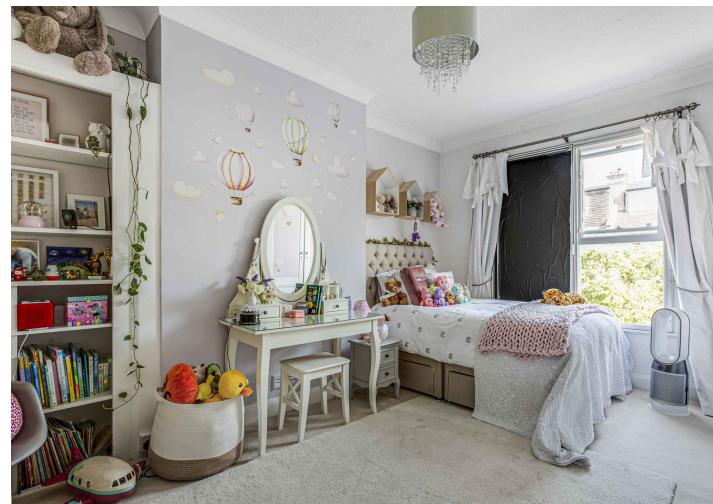
To the first floor are 3 bedrooms (one currently used a walk-in-wardrobe) and a large family bathroom. The spacious converted attic boasts the principal bedroom with a sumptuous ensuite shower and ample built in wardrobes.

Church Avenue is arguably one of the finest and most desirable roads within central East Sheen and is within walking distance of both the River Thames and Richmond Park. A superb family home that is well-placed to enjoy all that this corner of South West London has to offer.

In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and pubs. There are also several supermarkets, including Waitrose and Tesco, making it easy for residents to do their weekly shopping.

The area is known for its excellent schools, both state and private. Some of the top-rated schools in East Sheen include Sheen Mount Primary School, East Sheen Primary School, Tower House and St. Paul's School. Transportation links in East Sheen are good, with Mortlake train station, several bus routes serving the area, and Richmond station providing access to the London Underground, Overground, and National Rail services. Overall, East Sheen is a desirable location for those seeking a suburban lifestyle with easy access to central London and abundant green spaces.

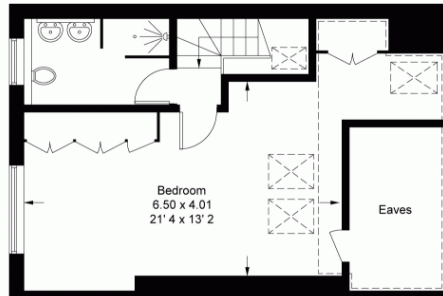


Church Avenue

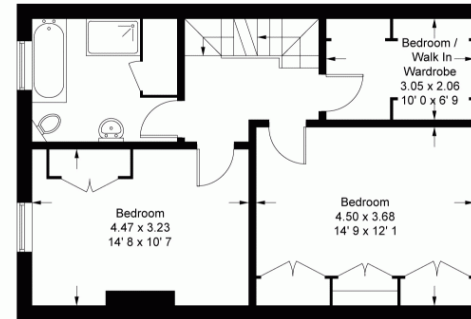
Approximate Gross Internal Area = 1752 sq ft / 162.8 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 140 sq ft / 13 sq m
 Total = 1892 sq ft / 175.8 sq m



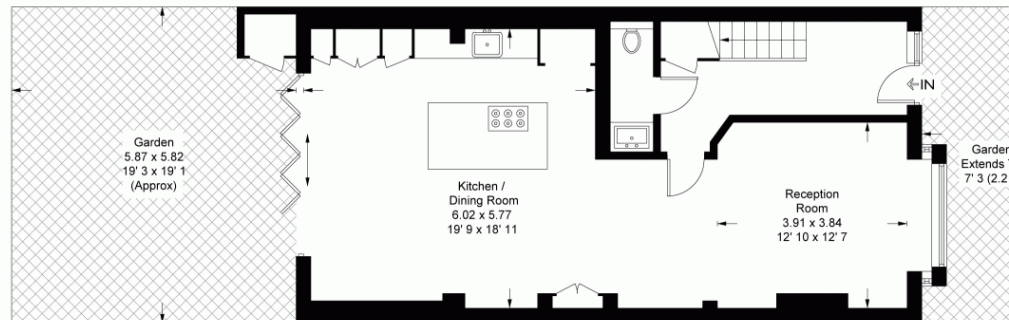
 = Reduced headroom below 1.5m / 5'0"



Second Floor
 523 sq ft / 48.6 sq m
 (Including Reduced Headroom / Eaves)



First Floor
 581 sq ft / 54 sq m



Ground Floor
 788 sq ft / 73.2 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	A		
81-91	B		82
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	



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