



Church Avenue, London, SW14 8NL. Freehold





A well presented four bedroom period property in the heart of East Sheen.

### Features

Open plan reception/dining room	2 Bathrooms
Kitchen	West facing garden
4 Bedrooms	Close to Thompson House School

### About the property

This well presented four bedroom, period, terraced house is situated on a picturesque tree-lined road in the highly desirable East Sheen.

The property retains many of its original features, while also offering modern amenities to provide the perfect balance of character and comfort.

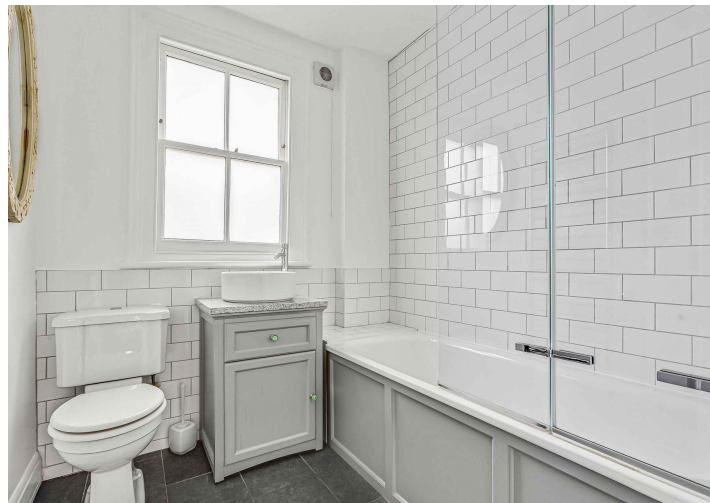
The ground floor comprises a spacious dual aspect open-plan reception/dining room with a feature fireplace, fitted kitchen with integrated modern appliances, the room is flooded with natural light thanks to the large east and west facing windows and door leading out to the west facing garden.

Upstairs, there are three bedrooms and a family bathroom. The principal room is located on the 2nd floor with an ensuite shower and plenty of storage.

This charming property is ideally located close to local amenities, including the 'Outstanding Thomson house primary school', shops, and restaurants. It is also within easy reach of public transport links, providing quick and easy access to central London.

Overall, this is a rare opportunity to acquire a beautiful and well-presented period property in a highly sought-after location.





## Church Avenue

Approximate Gross Internal Area = 1302 sq ft / 121 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 112 sq ft / 10.4 sq m  
 Total = 1414 sq ft / 131.4 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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