



Well Lane, East Sheen, SW14 7AE. Freehold



A unique period detached residence located on the exclusive and highly sought after Well Lane

Features

Detached period residence	2 Large reception
2,800 sqft	3 shower rooms
1st floor living/kitchen/dining room	Gated courtyard garden
3/4 Bedrooms	Driveway parking

About the property

11 Well Lane is a unique period gem, tucked away in the heart of the picturesque Christchurch conservation area. This characterful home provides expansive and versatile lateral ground floor accommodation, with high ceilings and an abundance of natural light. This interesting property provides significant potential to re-configure and refurbish to create a wonderful home.

The ground floor accommodation comprises: two large reception rooms, two/three bedrooms, two shower rooms and a utility room. The first floor features an open plan living/dining/kitchen room with a bedroom and shower room.

Outside is a good sized paved courtyard garden providing gated parking.

East Sheen is a residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, East Sheen is a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

Transportation links in East Sheen are good with Mortlake railway station a short walk away, approximately 0.6 miles, providing a frequent service to Waterloo and Clapham Junction. The property is also conveniently located for Central London with Mayfair seven and a half miles away. A further advantage of this property is that it is perfectly situated for international travel with easy access to the M4 and Heathrow approximately nine miles away.

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. The area is also known for its excellent schools, both state and private.





Well Lane

Approximate Gross Internal Area = 2687 sq ft / 249.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 115 sq ft / 10.7 sq m
 Total = 2802 sq ft / 260.4 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
More energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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