



Model Cottages, East Sheen London SW14 7PH

welcome to

Model Cottages, East Sheen London

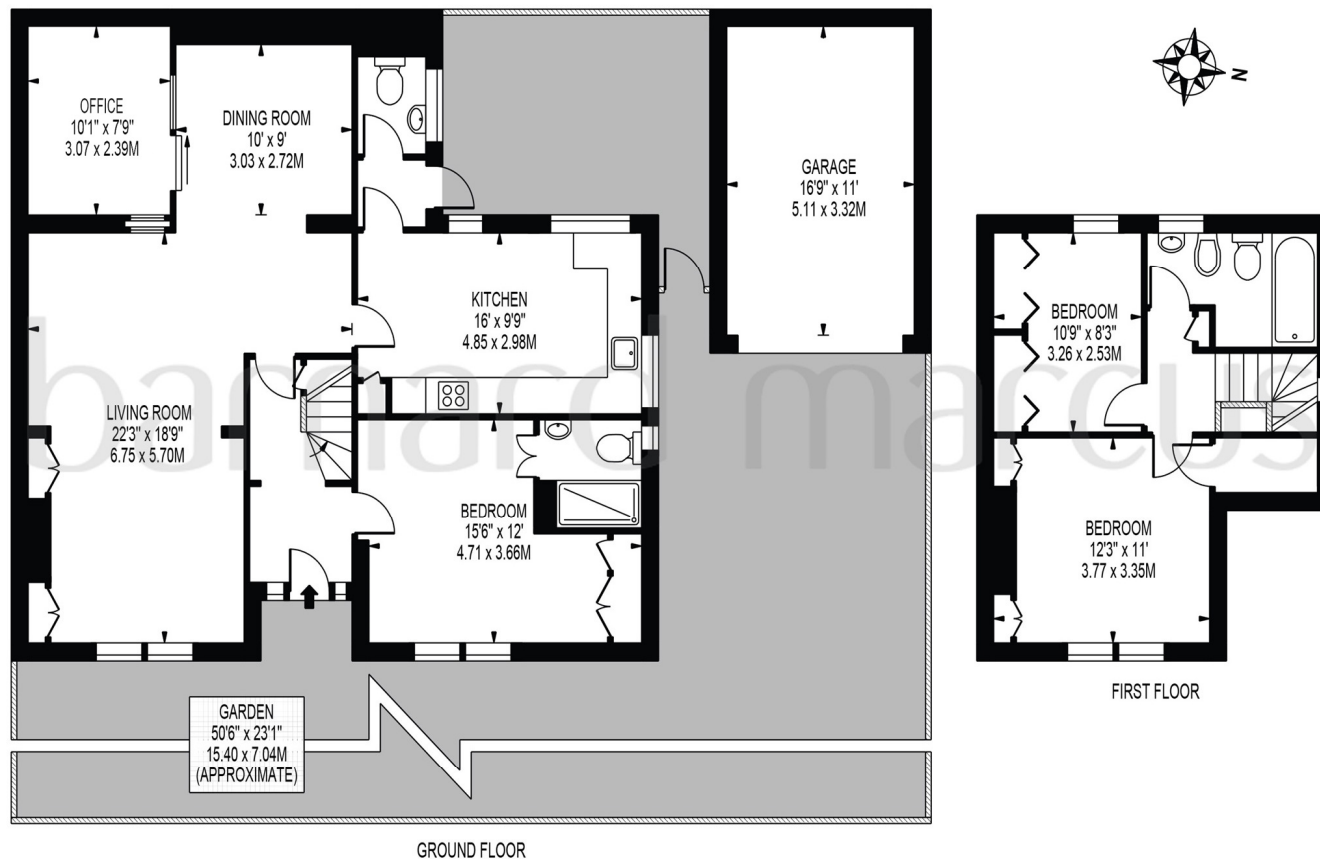
Located in the renowned Model Cottages, this delightful 3-bedroom home has wonderful character, coming to market for the first time in nearly 50 years. Having a lovely garden, garage and off-street parking in a private road, ideally located for the amenities and transport links of the area.



MODEL COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1372 SQ FT - 127.44 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 183 SQ FT - 16.97 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This wonderful 3-bedroom character property is located in the well-known Conservation Area of Model Cottages, built in the mid 1800's by the Labourers Friendly Society. Coming to market for the first time in nearly 50 years, this 3-bedroom home offers superb reception space, a good-sized kitchen, dining room and 3 bedrooms, 1 having an ensuite shower room, family bathroom and guest cloakroom. Outside is a delightful garden, rear patio, detached garage and off-street parking. The property could benefit from some updating and offers the incoming buyer a fabulous opportunity to create a great family home, or ideal for someone looking to trade down and be in the centre of East Sheen, ideally located for transport links, local shopping and recreational activities. Freehold.

EPC- D

Council Tax- F

(Please note we are waiting for grant of probate, which will be needed for exchange and completion dates)

welcome to

Model Cottages, East Sheen London

- Wonderful Character Property
- Central Sheen Conservation Area
- Generous Reception and Dining Space
- 3 Bedrooms
- Bathroom and ensuite Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106270



Property Ref:
SHN106270 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8876 0152



EastSheen@barnardmarcus.co.uk



371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX



barnardmarcus.co.uk