



Lodge Avenue, East Sheen, London SW14 8PQ

welcome to

Lodge Avenue, East Sheen London

Double fronted cottage in need of modernisation, scope to rearrange the layout, Freehold, offered with no chain, in a popular quiet location.



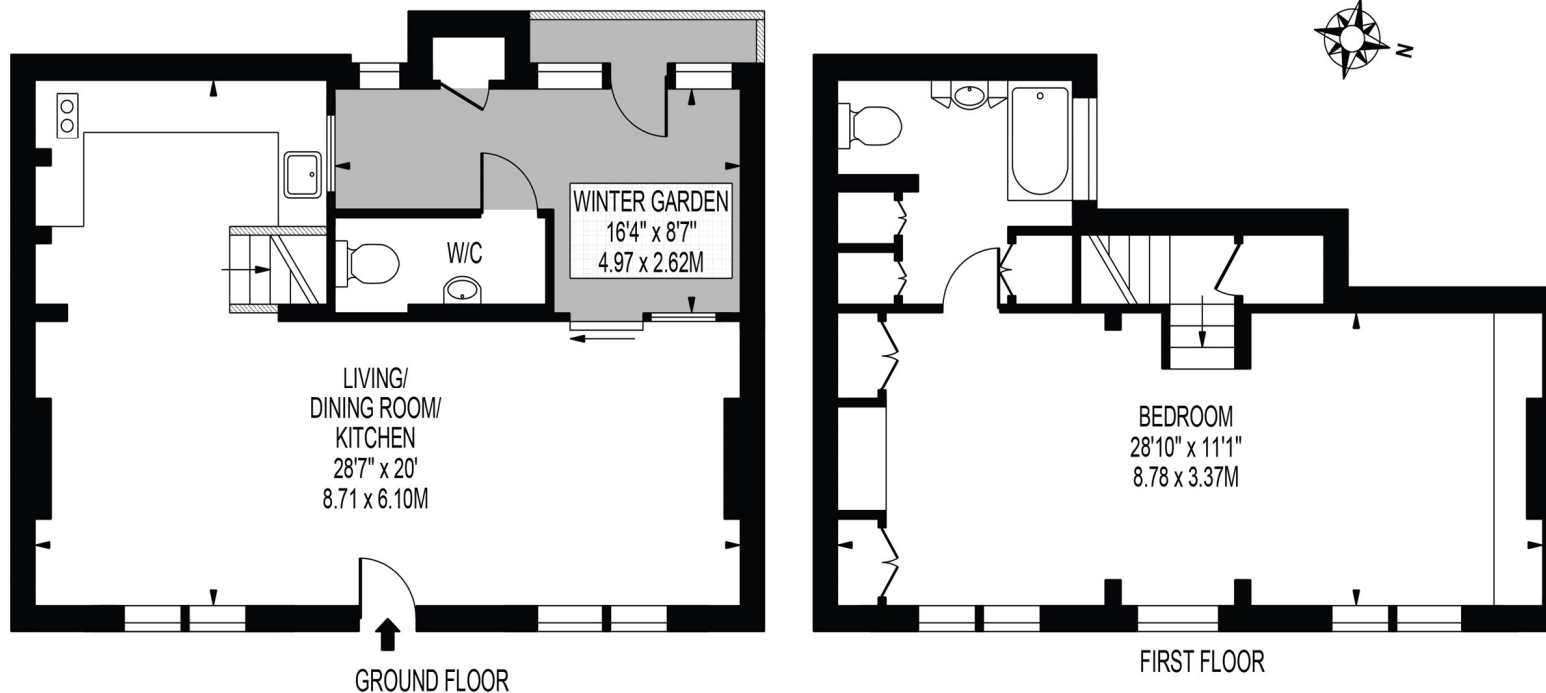
LODGE AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1004 SQ FT - 93.30 SQ M

(INCLUDING WINTER GARDEN & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN: 111 SQ FT - 10.30 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 29 SQ FT - 2.69 SQ M



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.

We are delighted to offer a great opportunity to acquire a great sized cottage over 2 floors, currently laid out as double reception room with a kitchen on the ground floor with winter garden and guest cloakroom. The upper floor has been opened up to provide a full width bedroom/study and main bathroom.

These houses typically have 2 double bedrooms and bathroom on the upper floor and up to 2 reception rooms and kitchen on the ground floor. Offered to the market for the first time for over 30 years. This double fronted freehold cottage is a wonderful opportunity in a popular location.

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

Council Tax Band F

EPC- D

Freehold

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Lodge Avenue, East Sheen London

- Unmodernised Cottage
- Potential for 2 double Bedrooms
- Around 1000 square foot.
- Royals Location
- No onward Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£699,950



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN104729



Property Ref:
SHN104729 - 0002

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.

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