



# East Sheen Avenue

## London, SW14

A beautiful family home on one of East Sheen's premier Parkside Roads.

Located close to Richmond Park and the high street of the Upper Richmond Road this 6 bedroom, 3 bathroom house has been appointed and remodelled in a stunning finish.

On the ground floor is a front sitting room with elegant panelling and gas fire; a further cosy internal living room and a stunning rear extension with Crittall windows, Devol kitchen and spiral wine cellar to house 1800 bottles. There is underfloor heating throughout the ground floor and also a WC.

There is space for dining, ample storage in the kitchen and this leads on to a large 78ft. garden with lawn and terrace.

On the first floor are 4 bedrooms, with a wonderful master bedroom suite comprising walk-in wardrobe and spacious shower room. There is a further 2 double bedrooms and family bathroom plus study.

On the second floor is a lovely bedroom with a little snug area and guest suite sharing another fabulous bathroom.

There is bespoke joinery in all rooms, air conditioning in the main and top floor bedrooms, double glazed new SPS Timber windows with sound proofing in bedrooms and Beldebos landscaped front and back gardens.

Further features include built-in ceiling speakers in the kitchen, master bedroom (and master bed en-suite shower bathroom), with surround sound in the TV rooms and the rear garden patio, all controllable via wifi through Sonos.

Close to Mortlake Station.





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- 6 bedrooms
- 3 bathrooms
- 78ft garden
- End of chain
- Prime residential road
- Beautiful presentation





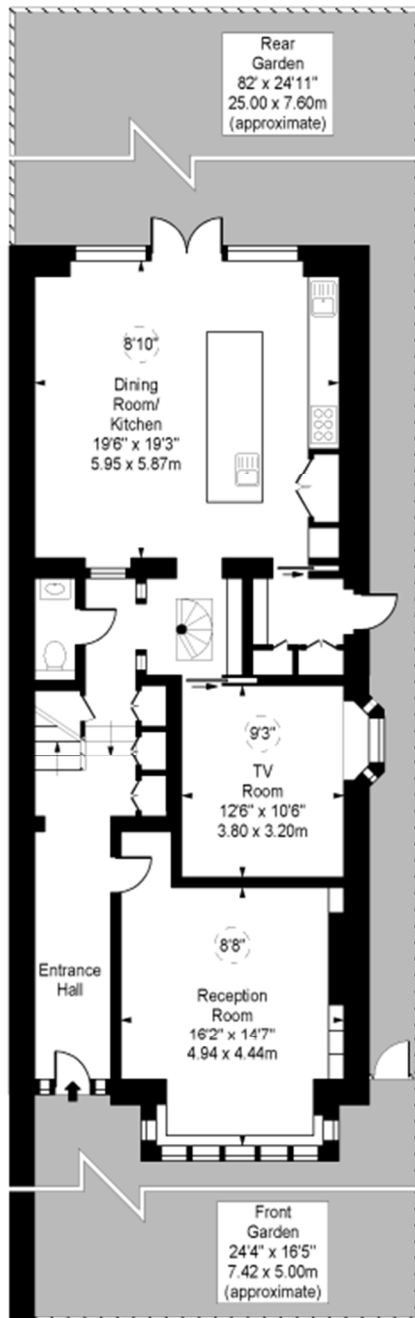
**Tenure:** Freehold

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

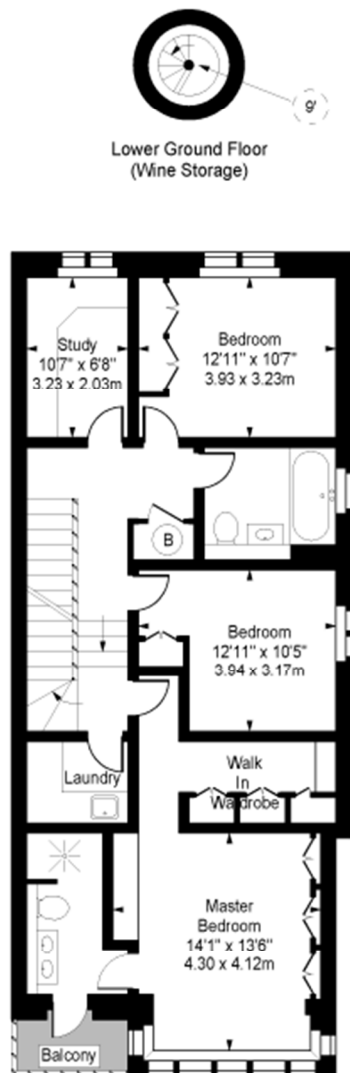
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# East Sheen Avenue, SW14



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area **2596 Sq Ft - 241.17 Sq M**

Approx. Floor Area Including Restricted Heights **2670 Sq Ft - 248.04 Sq M**

(Including Wine Cellar)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 013799AG