



# Gilpin Avenue

East Sheen, SW14

Asking Price £1,625,000

A delightful Parkside Edwardian home on Gilpin Avenue close to Palewell Common and East Sheen Primary School.

The ground floor provides good entertaining space with a separate reception room to the front with a bay window, feature fireplace and built-in storage. The open plan kitchen/dining room is situated to the rear of the property and includes a pantry cupboard, a good size, separate utility room and bi-fold doors out to the lovely rear garden.

The first floor comprises of the spacious master bedroom with built-in wardrobes and feature fireplace along with the second double bedroom, a further single room and a family bathroom. The loft has been converted to benefit from two further double rooms and a shower room.

Located in a sought-after area, Gilpin Avenue is conveniently close to schools, parks, shopping, and transportation links, making it an excellent choice for those seeking a comfortable and convenient lifestyle.



# Gilpin Avenue

## East Sheen, SW14

- Five bedrooms
- Semi detached
- Period
- Open plan kitchen/family room
- Close to East Sheen Primary School, Richmond Park Academy and Palewell Common.



**Tenure:** Freehold  
**Service Charge:** n/a  
**Ground Rent:** n/a  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** G

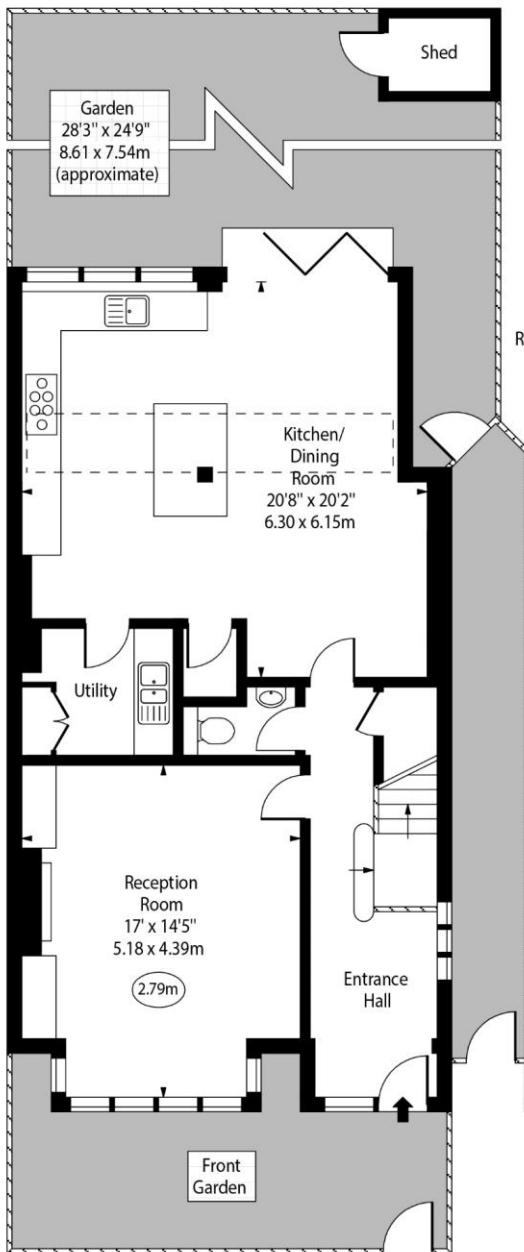
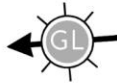
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons East Sheen Sales*

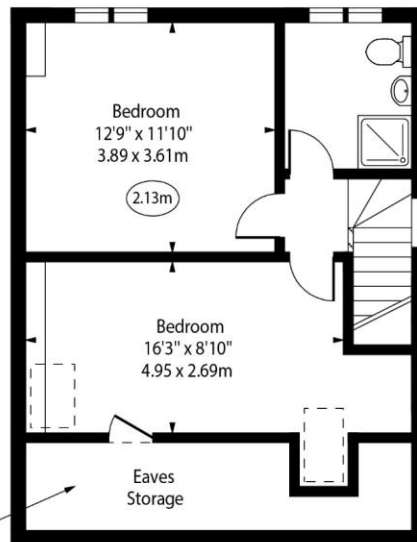
254A Upper Richmond Road West  
East Sheen  
London  
SW14 8AG  
sales.sheen@chestertons.co.uk  
020 8104 0580  
chestertons.co.uk

Gilpin Avenue,  
East Sheen, SW14

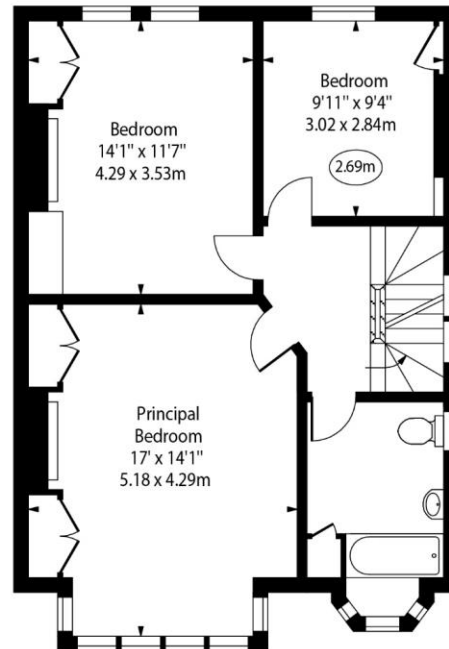
○ - Ceiling Height



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 1916 Sq Ft - 178.00 Sq M

Approx. Floor Area Including Restricted Heights 1995 Sq Ft - 185.34 Sq M  
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 020885E

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable