



# Rock Avenue

East Sheen, SW14

Asking Price £750,000

Situated in the enviable "The Royals" area of East Sheen and moments from the leafy village of Barnes.



# Rock Avenue

East Sheen, SW14

- Two bedroom cottage
- Generous living space
- Paved patio garden
- Royals location
- Close to Mortlake & Barnes
- Vacant Possession
- No Chain



This is a spacious two-bedroom cottage with a large living room, located in the "Royals" area of East Sheen.

The ground floor features a wonderful living/dining room with dual aspect windows. The galley-style kitchen has direct access leading to a paved patio garden. Additionally, there is a downstairs WC on this floor.

Both bedrooms on the first floor are generous doubles, and you will also find the bathroom, which boasts a modern design.

The cottage is conveniently located, just 0.3 miles from Mortlake station and is well situated for both Barnes & East Sheen.

Offered for sale with vacant possession and no chain.

**Tenure:** Freehold

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** E

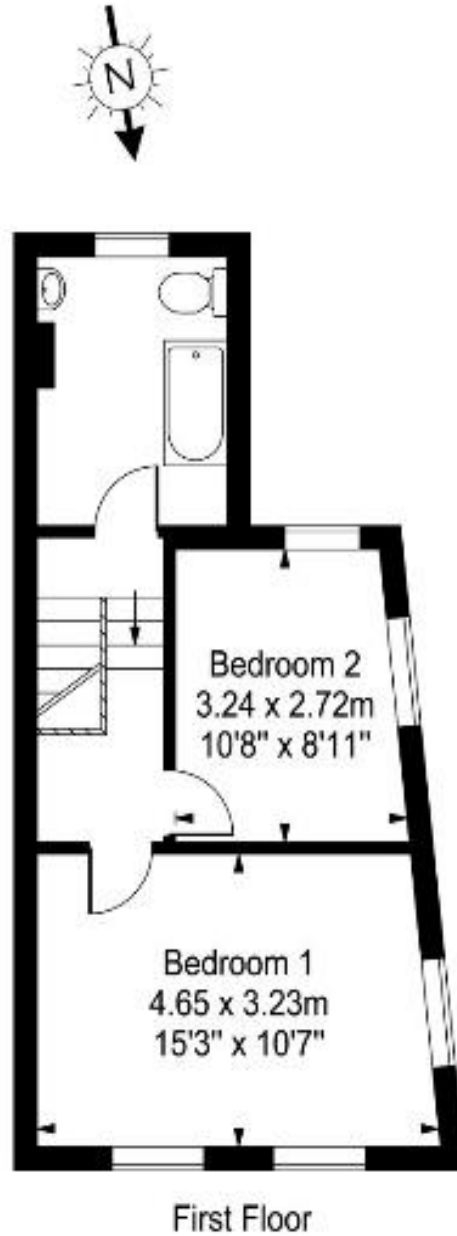
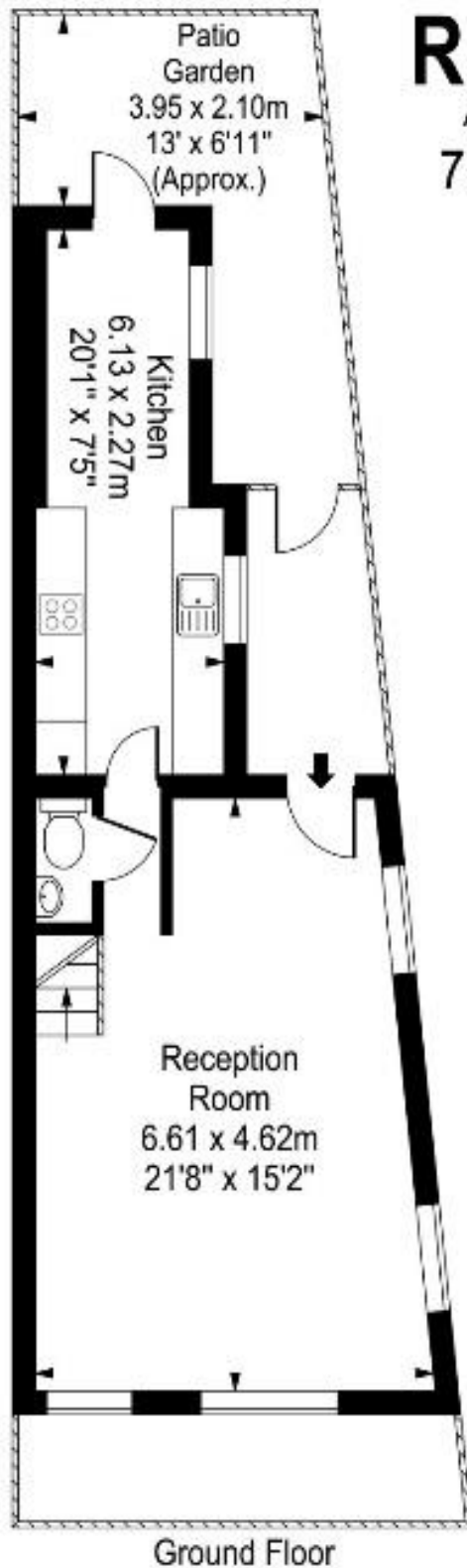
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

*Chestertons East Sheen Sales*

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Approx. Gross Internal Area  
75 Sq M - 807 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

