



# The Willoughbys

East Sheen, SW14

Asking Price £450,000

This delightful purpose-built flat in East Sheen / Barnes border features a welcoming entrance hall that leads you to a spacious reception area which seamlessly connects to the balcony overlooking the communal garden. There is also a well-appointed kitchen with a newly installed combi boiler, a conveniently placed modern bathroom and three well-sized bedrooms. Offered for sale with an extended lease and no onward chain making this a great home or buy to let investment.

This bright and spacious apartment features attractive stripped wooden flooring throughout the reception room and bedrooms and is presented in excellent decorative order throughout.

The property could be made available largely fully furnished, subject to the terms and agreement.

The Willoughby's development is conveniently situated within close proximity to the shops along White Hart Lane, offering easy access to Barnes and Barnes Bridge stations, with excellent bus routes connecting residents to Putney, Clapham Junction, Hammersmith, and the picturesque Richmond area. Highly rated Barnes Primary School and East Sheen Primary School, both recognised as Ofsted Outstanding, are also nearby.

[The Willoughbys Video Tour - Click Here](#)





# The Willoughbys

## East Sheen, SW14

- Purpose Built Flat
- Three Bedrooms
- Balcony
- Communal Garden
- Additional GF and FF store rooms
- Close to amenities of White Hart Lane
- Highly rated Schools nearby
- Long Lease 171 years unexpired





**Tenure:** Leasehold 171 years – expires April 2197

**Service Charge:** Approximately £1500 per annum (Includes communal area maintenance)

**Ground Rent:** £1 per annum

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

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

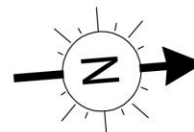
SW14 8AG

sheen@chestertons.co.uk

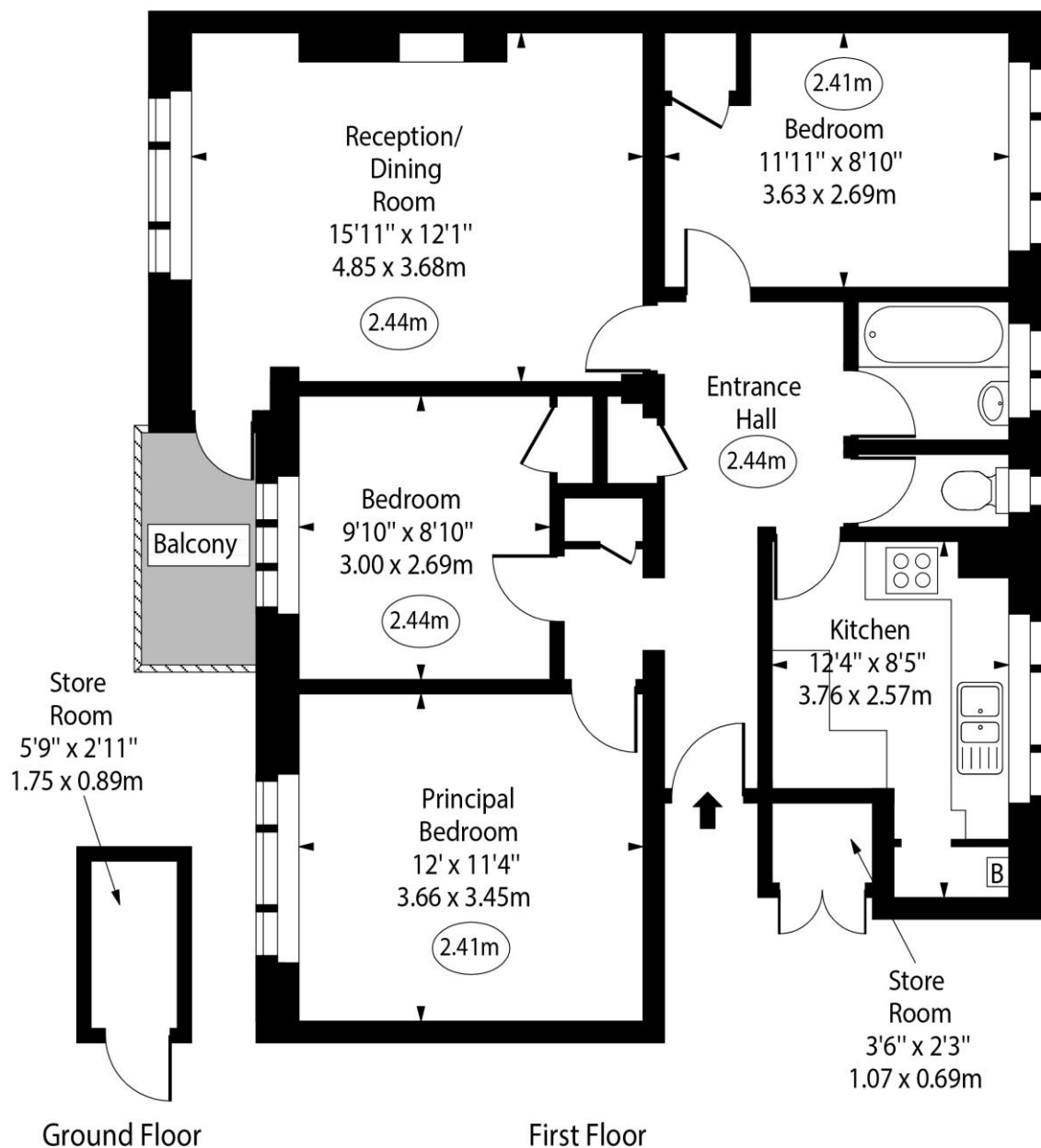
020 8104 0580

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The Willoughbys,  
Upper Richmond Road West,  
East Sheen, SW14



○ - Ceiling Height



Approx Gross Internal Area      800 Sq Ft - 74.32 Sq M  
(Excluding Store Rooms)

Store Rooms Area      25 Sq Ft - 2.32 Sq M

For Illustration Purposes Only - Not To Scale

