

LAURENT
RESIDENTIAL



37 GILPIN AVENUE
LONDON, SW14 8QX

£1,550,000
FREEHOLD

37 GILPIN AVENUE

- Four bedrooms • Spacious reception room • Kitchen/breakfast room • Utility room • Guest WC • Two bathrooms • Private rear garden • No onward chain



A charming and well presented four bedroom family house which is just a short walk to Palewell Park, Richmond Park and the varied shopping of East Sheen. The accommodation is arranged over three floors - to the ground floor there is a bay fronted reception room with wooden floors, to the rear there is a bright family/dining room which leads to the kitchen and has doors leading to the garden. The first floor comprises three bedrooms and a family bathroom. The second floor a lovely, airy main bedroom with French doors to a Juliet balcony and a bathroom with a separate bath and shower cubicle. An additional benefit on this floor is the utility room. To the rear is a private garden with a covered decked area that has potential to extend subject to planning permissions and any required consents.

Check your broadband and mobile coverage here
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

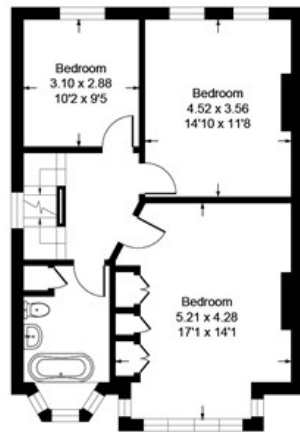
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Gilpin Avenue, London, SW14

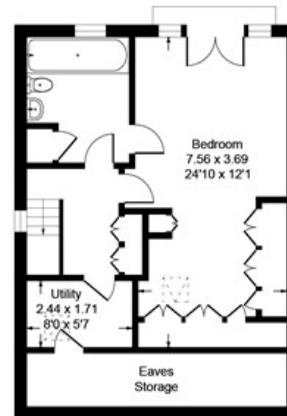
Approximate Gross Internal Area = 183 sq m / 1967 sq ft



Ground Floor



First Floor




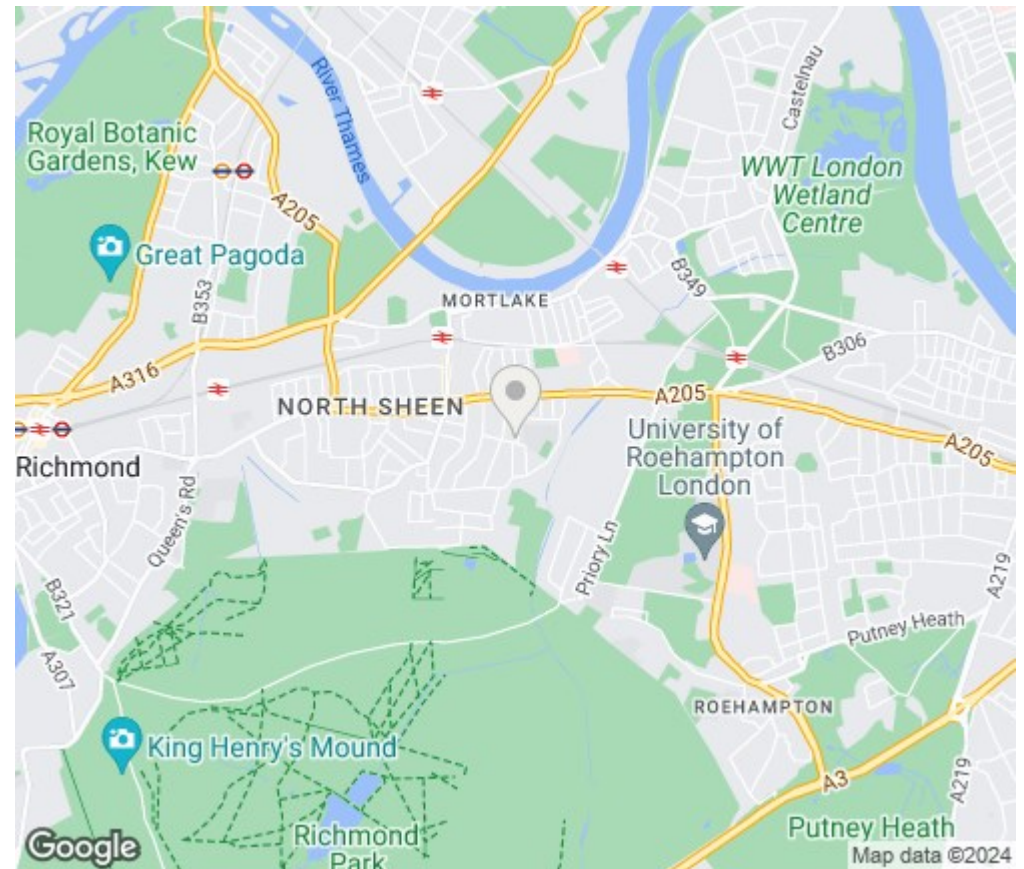
Second Floor

37 GILPIN AVENUE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	



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Barnes Lettings
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements