



**JAMES  
ANDERSON**













## FOR SALE

**£1,195,000**

**Graemesdyke Avenue, London, SW14**

A beautifully presented four bedroom family home offering spacious accommodation arranged over three floors. The accommodation comprises a spacious entrance hall with stairs to first floor, a double reception room which overlooks the rear garden and a separate modern fitted kitchen. On the first floor there are three bedrooms and brand new modern bathroom. On the top floor is a spacious conversion offering a further bedroom and shower room. Located very close to East Sheen town centre and Richmond town centre, a short walk from Richmond Park and situated close to Mortlake Train Station the property offers an ideal location.

-  Four Bedrooms
-  Two New Bathrooms
-  Through Reception Room
-  Modern Kitchen With Integrated Appliances
-  Freehold | EPC E | Council Tax G
-  Mortlake Train Station \*zone 3\*
-  Sheen Mount Primary School Catchment
-  No Chain
-  Potential To Extend (STPP)
-  Excellent Condition Throughout



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**

# Graemesdyke Avenue

Approximate Gross Internal Area = 1251 sq ft / 116.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m  
 Total = 1362 sq ft / 126.5 sq m



**Ground Floor**  
 543 sq ft / 50.4 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 344 sq ft / 32 sq m  
 (Including Reduced Headroom / Eaves)



**First Floor**  
 475 sq ft / 44.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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