



**JAMES  
ANDERSON**



# FOR SALE

**£425,000**

Sheen Lane, London, SW14

A beautifully presented two bedroom period conversion flat forming part of this attractive building situated in the heart of Sheen close to Mortlake Station, Richmond Park and the River Thames. This light and airy apartment boasts a wealth of character to include sash windows throughout with bespoke shutters, gas feature fireplace, modern kitchen and bathroom and two double bedrooms with ample built in storage. Sheen Lane has a multitude of shopping facilities and local amenities on the door step with Mortlake rail station being only a stone's throw away offering excellent access in to London Waterloo, Richmond and the London underground. In addition the 'Outstanding' Thomson House Primary School is also within close proximity.

Service charge: £0

Tenure: Leasehold

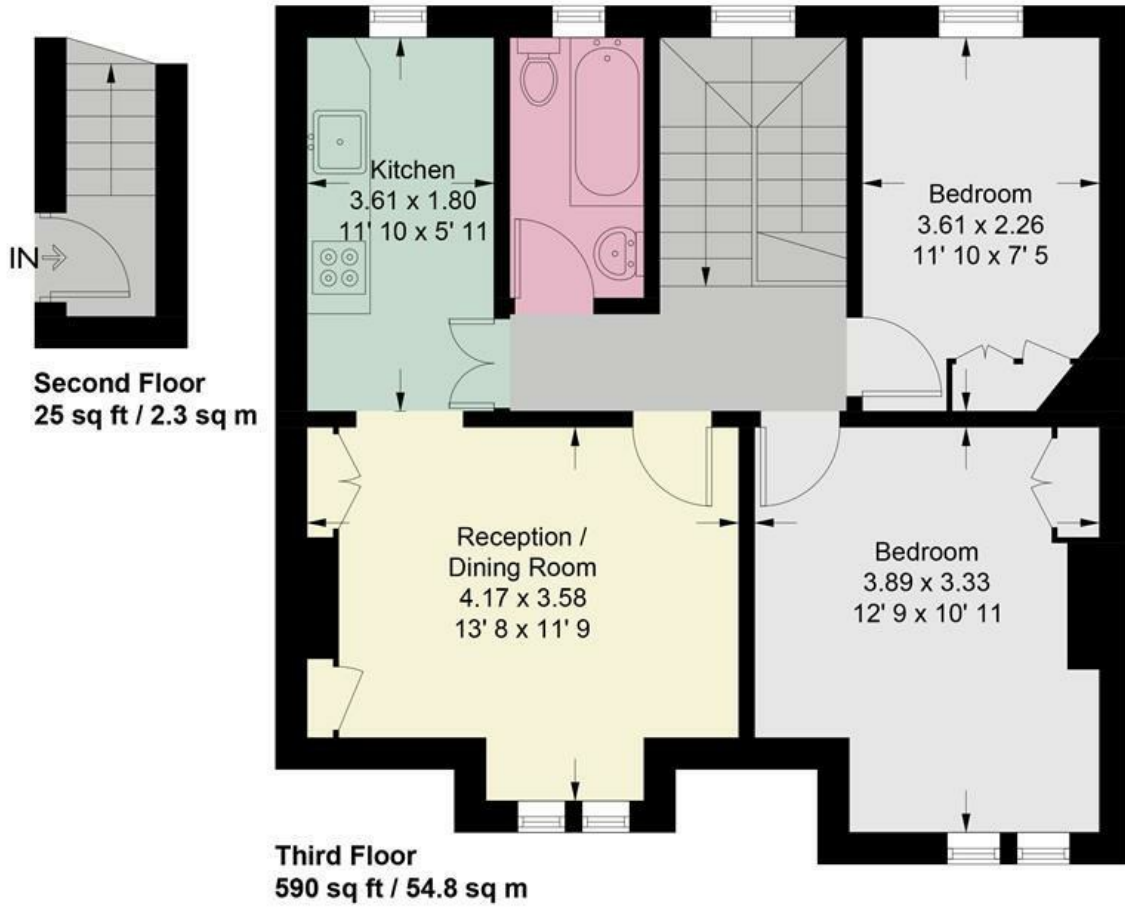
Ground Rent: £150 per year

-  Two Bedrooms
-  Moments From Mortlake Station
-  One Bathroom
-  Thomson House Primary School Nearby
-  West Facing Reception Room
-  Central Location
-  Fully Equipped Kitchen
-  In Excess of 610 Sqft
-  Leasehold | EPC D | Council Tax Band C
-  Top Floor Period Conversion



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

020 8876 6611



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>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

