



**JAMES
ANDERSON**



FOR SALE

£525,000











Portman Avenue, London, SW14

A well-presented two-bedroom first floor period apartment in a sought-after road in central East Sheen. The accommodation comprises; entrance hall, a bright west facing reception room with feature fireplace, principal bedroom, second bedroom/study, one family bathroom and fully equipped kitchen. The property further benefits from access to a large loft ideal for extending and creating additional bedroom space (subject to permission and ownership). Portman Avenue is located moments from East Sheen High Street with its numerous shops and restaurants. Mortlake Station is just a short walk away as are Thompson House and East Sheen Primary Schools..

Service charge: £0

Tenure: Leasehold (167 years remaining)

Ground rent: £0

-  Two Bedrooms
-  Mortlake Train Station (Zone 3)
-  One Bathroom
-  Thomson House Primary & East Sheen Primary
-  Reception Room With Feature Fireplace
-  Pretty Tree Lined Street
-  Fully Fitted Kitchen
-  POTENTIAL TO EXTEND (STPP & Loft Ownership)
-  Leasehold | EPC D | Council Tax D
-  No Chain



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

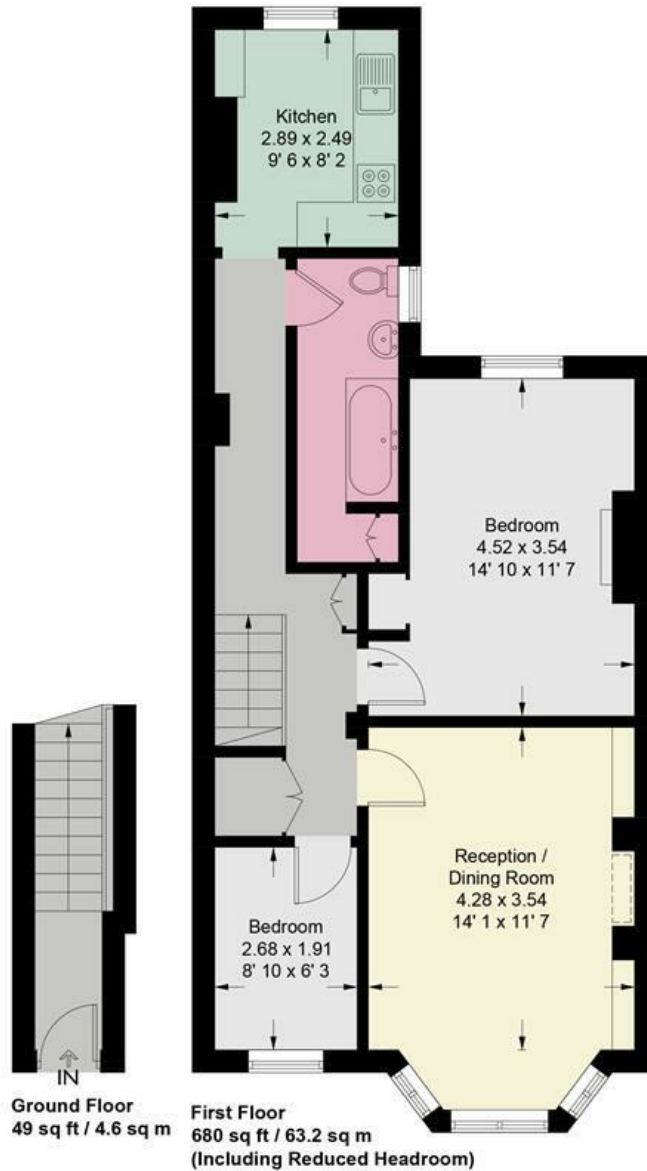
020 8876 6611

Portman Avenue

Approximate Gross Internal Area = 727 sq ft / 67.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 2 sq ft / 0.2 sq m
 Total = 729 sq ft / 67.8 sq m



= Reduced headroom below 1.5m / 5'0



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

