



**JAMES
ANDERSON**



FOR SALE

£1,395,000

Grosvenor Avenue, London, SW14

SOLD SOLD SOLD SOLD

A charming five-bedroom house that has been extended to create a perfect family home. The house subtly marries together period features alongside modern contemporary design that include a gorgeous ground floor extension, new triple glazed sash windows, cornicing, original wood flooring and fireplaces. The ground floor living space offers entrance hallway with downstairs w/c, bay fronted double reception room with feature fireplace, and a sensational kitchen/breakfast room that overlooks the rear garden. The upper floors host five good size bedrooms, two bathrooms and ample storage in the eaves. Outside the property boasts a 40ft garden with useful rear access and a small front garden with bike storage. Grosvenor Avenue is a highly sought after location near the OFSTED rated "outstanding" East Sheen Primary School. Local Shops, Mortlake Station, Palewell Common, Richmond Park, White Hart Lane, The River Thames and several other outstanding schools are all nearby.



Five Bedrooms



Two Bathrooms



Through Reception Room



Extended Kitchen / Dining Room



Freehold | EPC D | Council Tax G



Barnes Bridge & Mortlake Station Nearby



East Sheen Primary School Catchment (OFSTED
OUTSTANDING)



Popular Residential Location



Potential To Further Extend (STPP)



No Onward Chain



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

020 8876 6611

Grosvenor Avenue

Approximate Gross Internal Area = 1670 sq ft / 155.2 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 136 sq ft / 12.6 sq m
 Total = 1806 sq ft / 167.8 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) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

