



**JAMES
ANDERSON**

East Sheen Avenue
East Sheen SW14
£2,500,000



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A great opportunity to acquire this superbly proportioned five bedroom, semi-detached family home located at the favoured end of this premier Parkside location. The property offers over 2,900 Sqft of accommodation arranged over three floors.

The rear of the house has been expertly extended to provide a large kitchen, dining and family room that is filled with natural light. This large room looks onto the fully landscaped garden providing a decked area, circular lawn and a beautiful pond with water feature that screens a garden studio.

Further accommodation on the ground floor includes a reception room with decorative fireplace, downstairs WC, large utility area and a pantry off the kitchen.

There are three double bedrooms and two bathrooms on the first floor, the principal bedroom having a delightful en-suite, dressing area and access onto the balcony. The top floor features two further bedrooms both with direct access onto the third bathroom.

East Sheen Avenue is a popular tree-lined avenue on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is within 100 metres. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools.



















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Approximate Gross Internal Area = 2936 sq ft / 272.8 sq m
(Including Reduced Headroom / Eaves Storage / Studio / Shed)
Reduced Headroom / Eaves Storage = 229 sq ft / 21.3 sq m
Studio = 160 sq ft / 14.9 sq m
Shed = 65 sq ft / 6 sq m



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