JAMES ANDERSON

FOR SALE

£1,250,000

Gilpin Avenue, London, SW14

Viewings from Saturday 17th May - Please call to arrange your viewing

A rare opportunity to purchase an un-extended semi-detached house located in this popular Parkside location. The property is offered for sale for the first time in over 40 years and offers excellent potential to extend and remodel (STPP). The ground floor offers a spacious entrance hallway, a separate reception room, kitchen and a second reception room with doors out to the rear garden. There is also useful under stairs storage. The first floor offers three generous bedrooms and a large family bathroom. Gilpin Avenue is a sought-after residential location on the Parkside of East Sheen just moments away from Palewell Common. Mortlake station is just over half a mile away which provides a frequent service to Clapham Junction and London Waterloo. There are excellent schools in the area including Richmond Park Academy, Ibstock Place School and many first-rate State Primary Schools including East Sheen Primary.

- Three Generous Bedrooms
- One Bathroom
- Two Reception Rooms
- Kitchen With Scope To Extend (STPP)
- Freehold | EPC E | Council Tax Band G

- Mortlake Train Station (ZONE 3)
- East Sheen Primary School (OUTSTANDING)
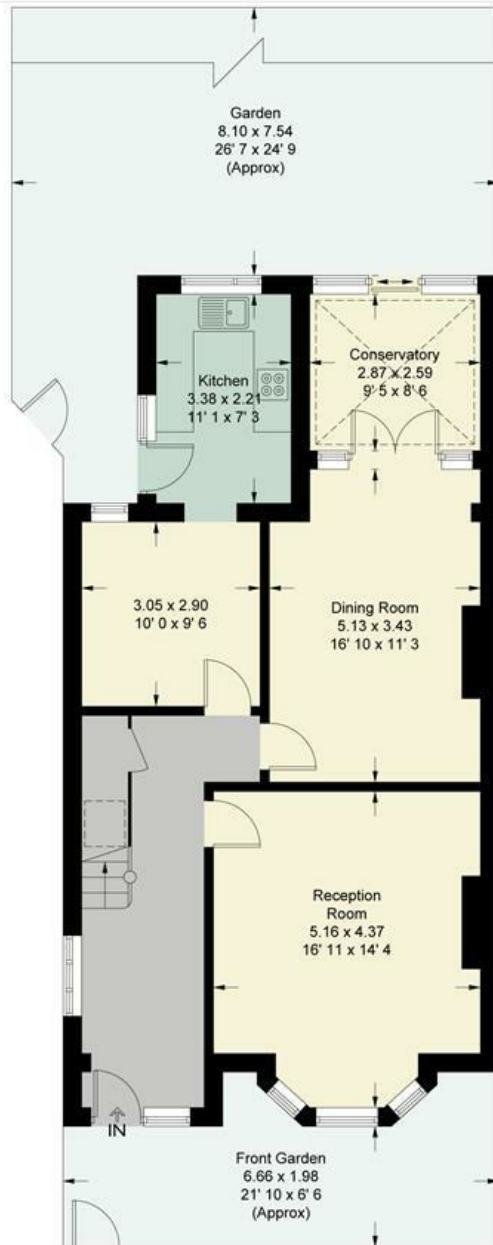- Pretty Tree Lined Avenue
- No Onward Chain
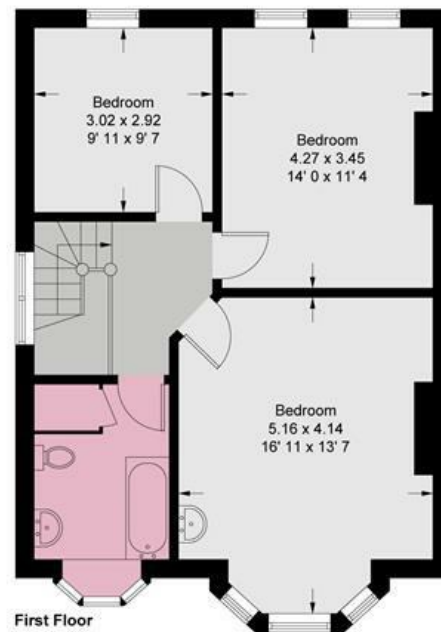- Substantial Semi-Detached House

Gilpin Avenue

Approximate Gross Internal Area = 1499 sq ft / 139.3 sq m
(Including Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m

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Garden
8.10 x 7.54
26' 7 x 24' 9
(Approx)

Kitchen
3.38 x 2.21
11' 1 x 7' 3

Conservatory
2.87 x 2.59
9' 5 x 8' 6

☐ = Reduced headroom below 1.5m / 5'0

3.05 x 2.90
10' 0 x 9' 6

Dining Room
5.13 x 3.43
16' 10 x 11' 3

Bedroom
3.02 x 2.92
9' 11 x 9' 7

Bedroom
4.27 x 3.45
14' 0 x 11' 4

Reception
Room
5.16 x 4.37
16' 11 x 14' 4

Bedroom
5.16 x 4.14
16' 11 x 13' 7

IN

Front Garden
6.66 x 1.98
21' 10 x 6' 6
(Approx)

First Floor
631 sq ft / 58.6 sq m

Ground Floor
868 sq ft / 80.7 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		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC