



JAMES  
ANDERSON



## FOR SALE

**£875,000**

Bexhill Road, London, SW14

Bright, spacious, and exceptionally inviting, this stunning modern home is tucked away in a quiet, charming cul-de-sac in East Sheen. Just a short walk from Mortlake Station, this superb property offers off-street parking and beautifully designed living spaces throughout.

The accommodation includes a master bedroom with an en-suite, a second double bedroom, a family bathroom, a stylish and functional kitchen/dining area, and a private garden. Finished to an impeccable standard, the home exemplifies contemporary quality and comfort. Additional features include a downstairs WC, side access to the garden, and potential to extend into the loft to create a third bedroom, subject to the usual local authority consents.

Bexhill Road is conveniently located within a short walk of Waitrose and just 0.3 miles from Mortlake Station. Families will benefit from outstanding OFSTED-rated schools nearby, including Thomson House and Holy Trinity. This is a rare opportunity to acquire a modern home in a highly desirable East Sheen location.

Two Double Bedrooms

Two Modern Bathrooms

Open Plan Living

Modern Fully Integrated Kitchen

Freehold | EPCC | Council Tax Band F

0.3 Miles To Mortlake Station (24 Minutes To Waterloo)

OUTSTANDING Local Primary Schools

Cul-De-Sac Location

Off Street Parking

Sold With No Chain



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

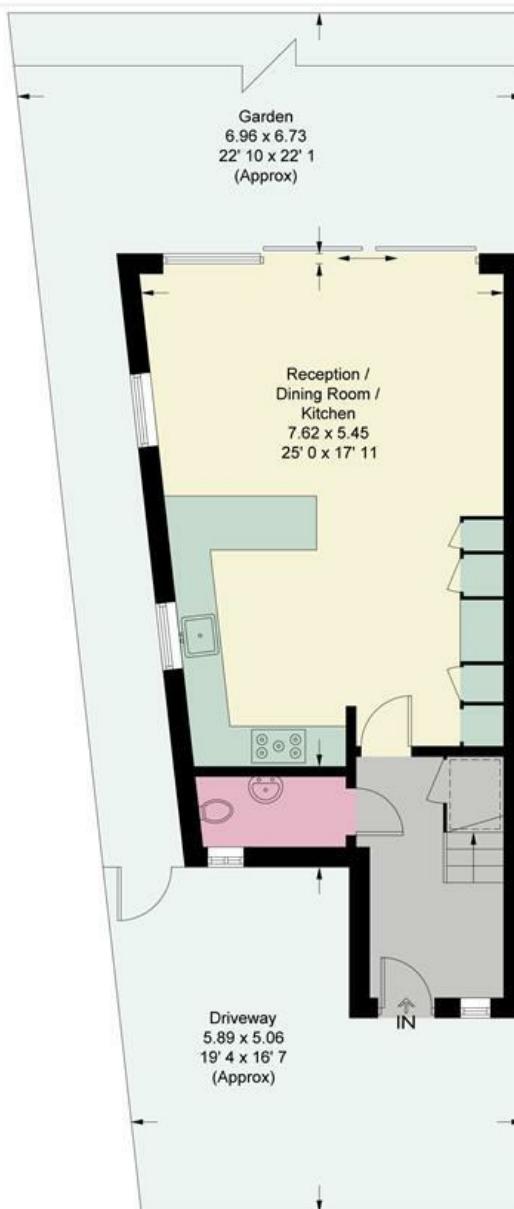
020 8876 6611

# Bexhill Road

Approximate Gross Internal Area = 1020 sq ft / 94.8 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 9 sq ft / 0.8 sq m



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**Ground Floor**  
513 sq ft / 47.7 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



**First Floor**  
507 sq ft / 47.1 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	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

