



Clare Lawn Avenue, East Sheen, London. SW14 8BG. Freehold

RP
RANDALL PRICE



A wonderful Parkside family residence backing onto Palewell Common.

Features

- | | |
|------------------------------|----------------------------------|
| Detached parkside residence | 5 Bedrooms |
| Backing onto Palewell Common | 2 Bathrooms |
| 2 Reception rooms | Driveway parking for 2 cars |
| Large kitchen/dining room | Garden with gate onto the common |

About the property

This impressive and rarely available detached family house is situated on one of the areas finest avenues and provides approximately 2,800 square feet of light and spacious accommodation over 3 floors and boasts a wonderful rear aspect backing onto Palewell Common with its own private gate access.

The superb lateral ground floor offers an expansive open plan kitchen/living/dining room, the perfect space for entertaining guests or relaxing with family. With floor to ceiling, full width glass sliding doors opening on to a landscaped garden of approximately 55', which allows natural light to flood in creating a bright and airy atmosphere. There are two further living areas to the ground floor along with what was previously a garage and now used as a studio/study, and a utility/w.c.

Upstairs there are 4 bedrooms and a bathroom to the first floor, with a luxurious master bedroom to the 2nd floor, providing an ensuite bathroom and spectacular views over Palewell Common.

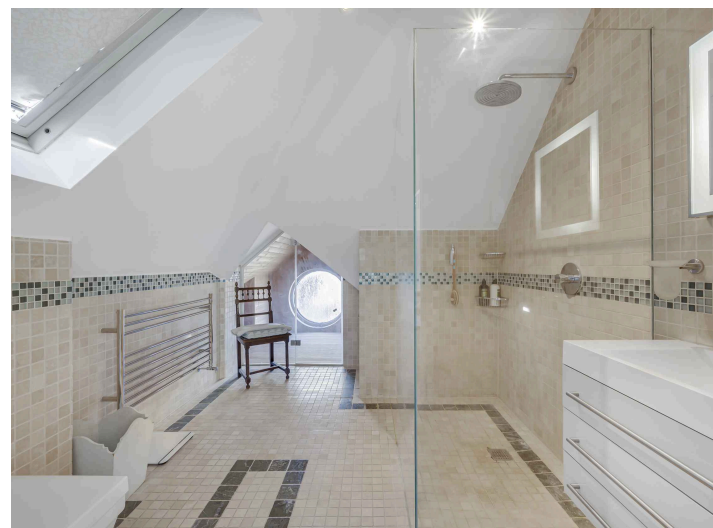
A real feature of this superb residence is its amazing location with a very special garden and direct access onto the common. The front garden has been hard landscaped and provides off street parking for 2 cars.



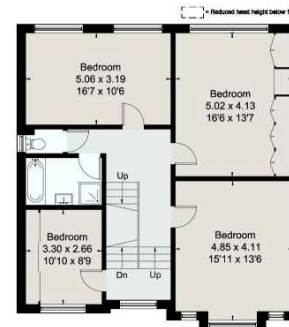
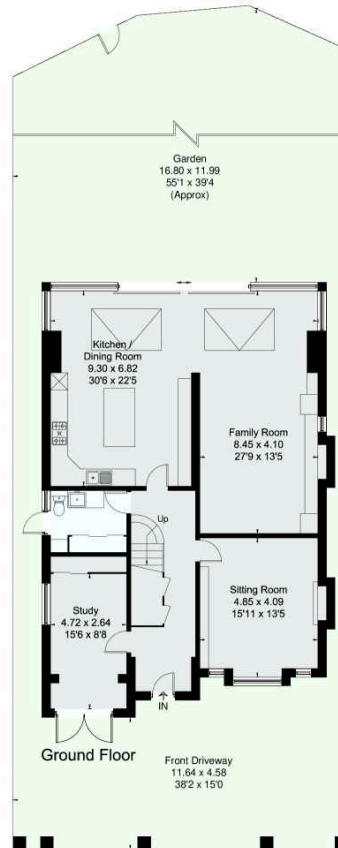
East Sheen is a highly desirable residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London, approximately 2.5 miles from Putney Bridge and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, East Sheen is a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to a number of green spaces and notably Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

The area is known for its excellent schools, both state and private. Transportation links in East Sheen are good, a short walk to Mortlake train station, several bus routes serving the area and Richmond station providing access to the London Underground, Overground, and National Rail services giving direct access into the City.



CLARE LAWN AVENUE, SW14
 Approximate Floor Area = 266.8 sq m / 2872 sq ft (Including Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102608

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 (A+)	A		
361 (B+)	B		
330 (C+)	C		
300 (D)	D		
270 (E)	E		
240 (F)	F		
210 (G)	G		
The less energy efficient - higher running costs			
England & Wales			
		72	70



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