



**JAMES
ANDERSON**



FOR SALE

£685,000

Sheen Lane, London, SW14

An absolutely stunning loft apartment with views across Mortlake green, located in a charming period building. The property offers exceptional lateral living, spread over the top floor of this impressive building. There are three bedrooms, an extensive open-plan living space with west-facing views, handmade Harvey Jones kitchen equipped with high-end appliances and one family bathroom. The property is finished to an impressive standard throughout and would suit a young couple, family or is an ideal pied à terre.

Sheen Lane is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops, restaurants, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away.

Tenure: Share of Freehold
Ground rent: £25 per year
Service charge: £2,820 per year (approx)

-  Three Bedrooms
-  A Stone's Throw From Mortlake Station (ZONE 3)
-  One Bathroom
-  Thomson House Primary School Catchment
-  Open Plan Living Space
-  Top Floor Apartment
-  Stunning Harvey Jones Kitchen
-  Beautifully Presented
-  Leasehold | EPC C | Council Tax Band E
-  Close To 1,000 Sqft



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

020 8876 6611

Sheen Lane

Approximate Gross Internal Area = 993 sq ft / 92.3 sq m
 (Including Reduced Headroom / Excluding Communal Hall)
 Reduced Headroom = 15 sq ft / 1.4 sq m



**JAMES
ANDERSON**

= Reduced headroom below 1.5m / 5'0



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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	78

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		

