



JAMES
ANDERSON



FOR SALE


£1,450,000






Graemesdyke Avenue, East Sheen, SW14

This exceptional family home has been thoughtfully designed to combine elegant entertaining space with practical modern living. The ground floor features a welcoming reception room with wooden flooring, a guest cloakroom, generous understairs storage, and an impressive extended kitchen/family room with sleek bi-fold doors opening onto a beautifully landscaped rear garden.

The first floor offers two spacious double bedrooms, a further bedroom ideal as a nursery, study or guest room, and a contemporary family bathroom finished to a high standard. Occupying the entire top floor, the magnificent principal suite benefits from a luxurious en-suite shower room, bespoke eaves storage, and a charming Juliet balcony.

Perfectly positioned on Graemesdyke Avenue, the property is moments from the vibrant amenities of East Sheen, including boutique shops, acclaimed restaurants, stylish cafés and excellent local conveniences. Mortlake Station offers direct connections into London Waterloo, while the River Thames and the expansive green spaces of Richmond Park are both within easy reach.

-  Four Bedrooms
-  One Bathroom / One Shower Room
-  Two Receptions
-  Open Plan Kitchen / Dining
-  Freehold | EPC D | Council Tax Band F

-  0.5 Miles To Mortlake Station
-  Close To Sheen Mount Primary School
-  Well Positioned To Richmond Park & Sheen Common
-  West Facing Rear Garden
-  Semi-Detached House & No Onward Chain



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

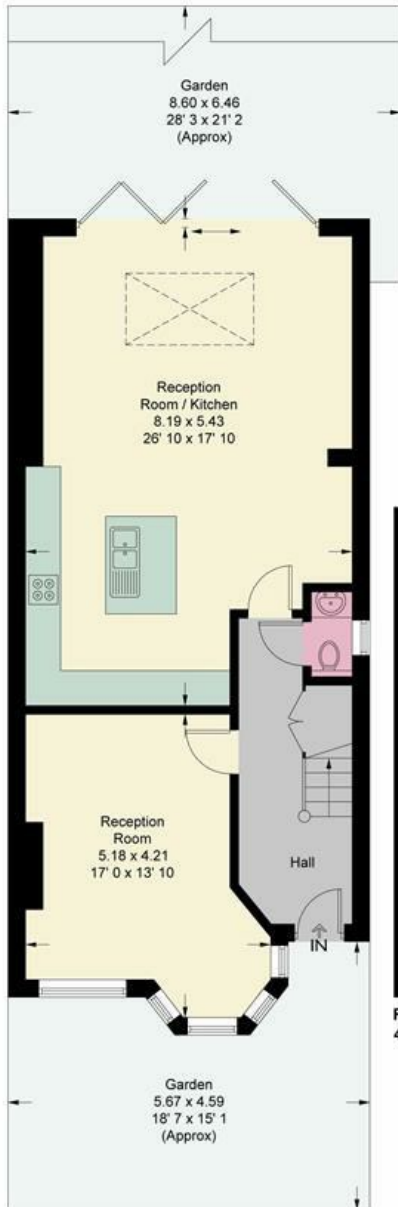
020 8876 6611

Graemesdyke Avenue

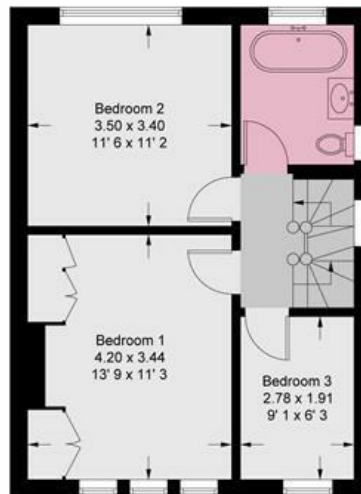
Approximate Gross Internal Area = 1693 sq ft / 157.3 sq m
 (Including Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 131 sq ft / 12.2 sq m



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Ground Floor
752 sq ft / 69.9 sq m



First Floor
468 sq ft / 43.5 sq m



Second Floor
473 sq ft / 43.9 sq m
(Including Reduced Headroom / Eaves Storage)

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			
		56	74
England & Wales	EU Directive 2002/91/EC		

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		

