



**JAMES
ANDERSON**



FOR SALE


£1,050,000

Avenue Gardens, London, SW14

A superb opportunity to acquire this well-positioned three-bedroom, two-bathroom detached family home, quietly nestled within a sought-after cul-de-sac in East Sheen. Boasting generous living accommodation, off-street parking, a private rear garden, and a conservatory-style extension, the property offers excellent potential for modernisation and further enhancement.

Requiring updating throughout, this home presents an exciting prospect for buyers looking to renovate and create a bespoke family residence tailored to their own tastes and requirements. Rarely available in such a desirable location, the property combines space, privacy, and significant scope to add value.

Ideally situated for a range of outstanding local schools, Mortlake railway station, the open green spaces of Richmond Park, and the excellent shops, cafés, and amenities of East Sheen and Barnes, the property is offered to the market with no onward chain.

-  Three Bedrooms
-  Two Bathrooms (One Ensuite)
-  Separate Reception Room
-  Eat In Kitchen Breakfast Room
-  Freehold | EPC Rating D | Council Tax Band G
-  Just 0.5 Miles To Mortlake Station (ZONE 3)
-  0.2 Miles To East Sheen Primary School
-  Cul-De-Sac Location
-  Detached House With Off Street Parking
-  No Onward Chain



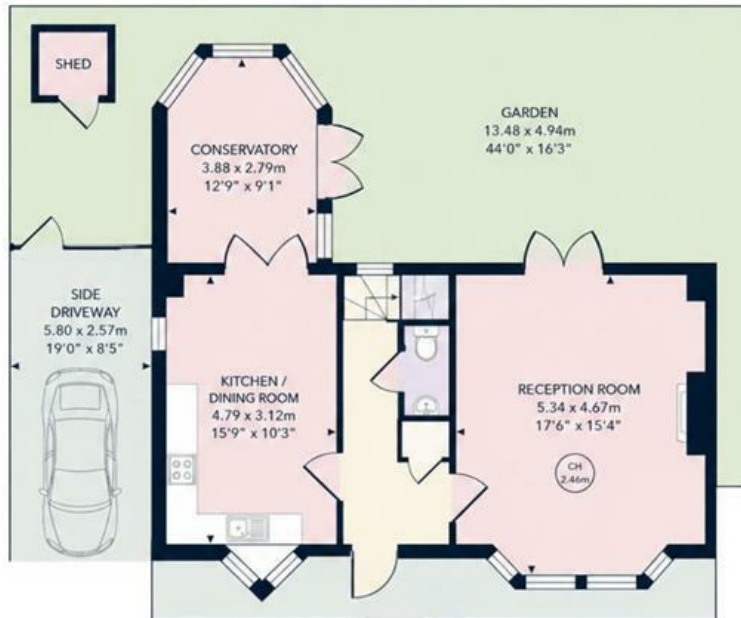
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Avenue Gardens, SW14

Approximate gross internal area
109.85 sq m / 1182 sq ft

CH - Ceiling Height



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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