



**JAMES
ANDERSON**



FOR SALE

Colston Road, London, SW14

GARAGE - PARKING - NO ONWARD CHAIN - MODERN THROUGHOUT

£350,000

No Onward Chain

Superb, modern, first floor apartment neatly positioned for the local shops and amenities of East Sheen. The property is a fabulous size for a one bedroom apartment with accommodation exceeding 500 square feet. The size is immediately apparent once you enter the hallway which leads to a double bedroom with fitted wardrobes, stylish bathroom with separate shower and a stunning open plan kitchen/living/dining area with integrated appliances. Furthermore, there is a private garage for off road parking. Colston Road is located on the park side of East Sheen just moments from the High Street with its many shops and restaurants. Sheen Mount and Thomson Houses Schools are nearby as are the gates to Richmond Park.

- Ground rent £570
- Ground rent review every 5 years
- lease remaining 113 years
- s/charge circa £1,200 per year



One Double Bedroom



Luxury Bathroom



Open Plan Living Space



Modern Fully Equipped Kitchen



EPC Rating B



Close To Mortlake Station



Outstanding Local Primary Schools



Located In The Heart Of East Sheen



Private Garage

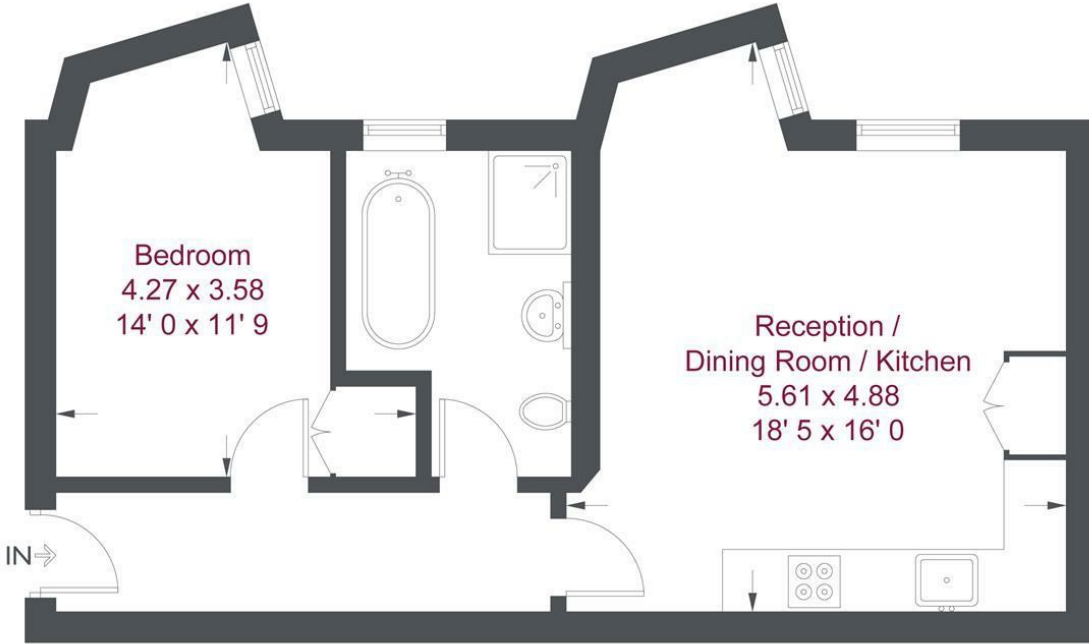


Modern Development

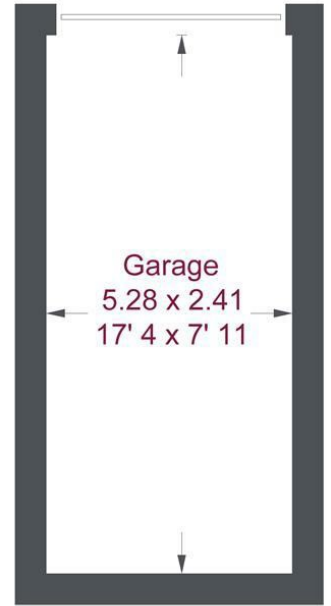


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



First Floor



(Not Shown In Actual Location / Orientation)

Colston Road

Approximate Gross Internal Area = 514 sq ft / 47.8 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 651 sq ft / 60.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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