



JAMES
ANDERSON



FOR SALE

Grosvenor Avenue, London, SW14

£1,300,000

Asking Price

A simply exceptional four-bedroom house that has been completely remodelled and fully extended to create a perfect family home. The house subtly marries together period features alongside modern contemporary design to an exacting standard throughout. Features include a gorgeous ground floor extension providing an extended kitchen/breakfast room, a wonderful loft conversion and a large garden with uninterrupted views beyond. The ground floor living space offers hallway with storage, bay fronted lounge with a marble fireplace, and a sensational kitchen/breakfast room. Stairs lead to the first floor that offers three good sized bedrooms and one family bathroom with a standalone shower. The top floor provides a spacious principal bedroom with en-suite bathroom and ample storage built into the eaves. Grosvenor Avenue is a very desirable residential zone due to its close proximity to the outstanding-rated East Sheen Primary School, as well as being in close reach to Barnes and Mortlake Stations and to Barnes and East Sheen's amenities. Richmond Park, Barnes Common and Palewell Park are also a short distance.



Four Bedrooms



Two Bathrooms



South Facing Reception Room



Extended Kitchen / Dining Room



Freehold | EPC D | Council Tax F



Close To Both Mortlake & Barnes Train Stations



East Sheen Primary School (OUTSTANDING)



Popular Residential Location



60ft Rear Garden



No Onward Chain



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

020 8876 6611

Grosvenor Avenue

Approximate Gross Internal Area = 1675 sq ft / 155.7 sq m

(Excluding Reduced Headroom / Eaves)

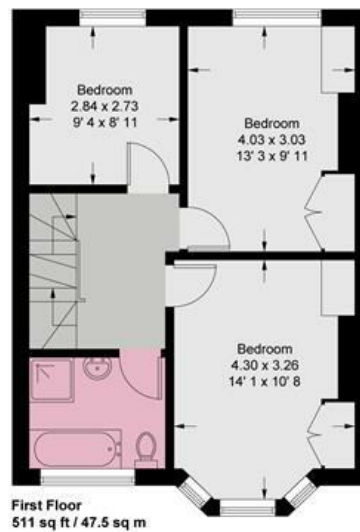
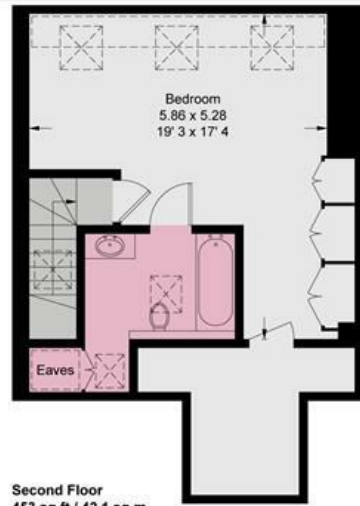
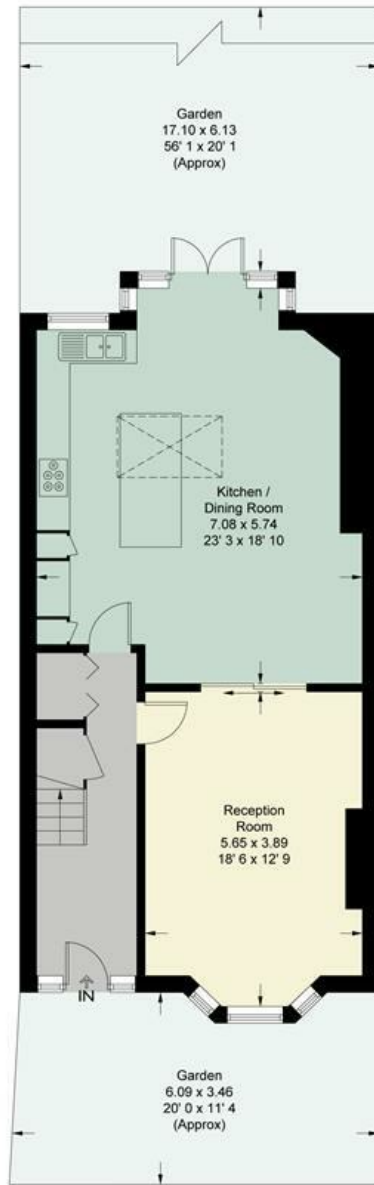
Reduced Headroom / Eaves = 38 sq ft / 3.5 sq m

Total = 1713 sq ft / 159.2 sq m



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= 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		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
(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 

