



**JAMES
ANDERSON**













FOR SALE

£450,000

Shelley House, London, SW14

An extremely well-presented two bedroom first floor apartment. The property has been completely refurbished throughout by the current owners to a very high standard. The accommodation comprises of open plan kitchen/reception room, family bathroom, one double bedroom and one single bedroom. Further benefits include an allocated off street parking space, large loft storage space and share of freehold.

Shelley House is ideally located between Mortlake and Barnes Bridge stations. The high street of East Sheen with its many shops and restaurants is just a short walk away, as is the shopping area of White Hart Lane and Barnes Village.

-  Two Bedrooms
-  Family Bathroom
-  Bright Open Plan Reception Room
-  Open Plan Kitchen/Diner
-  First Floor Apartment
-  Close to Mortlake and Barnes Bridge Stations
-  Excellent Local Schools
-  Close to East Sheen Town Centre
-  Share of Freehold
-  Newly Refurbished Throughout

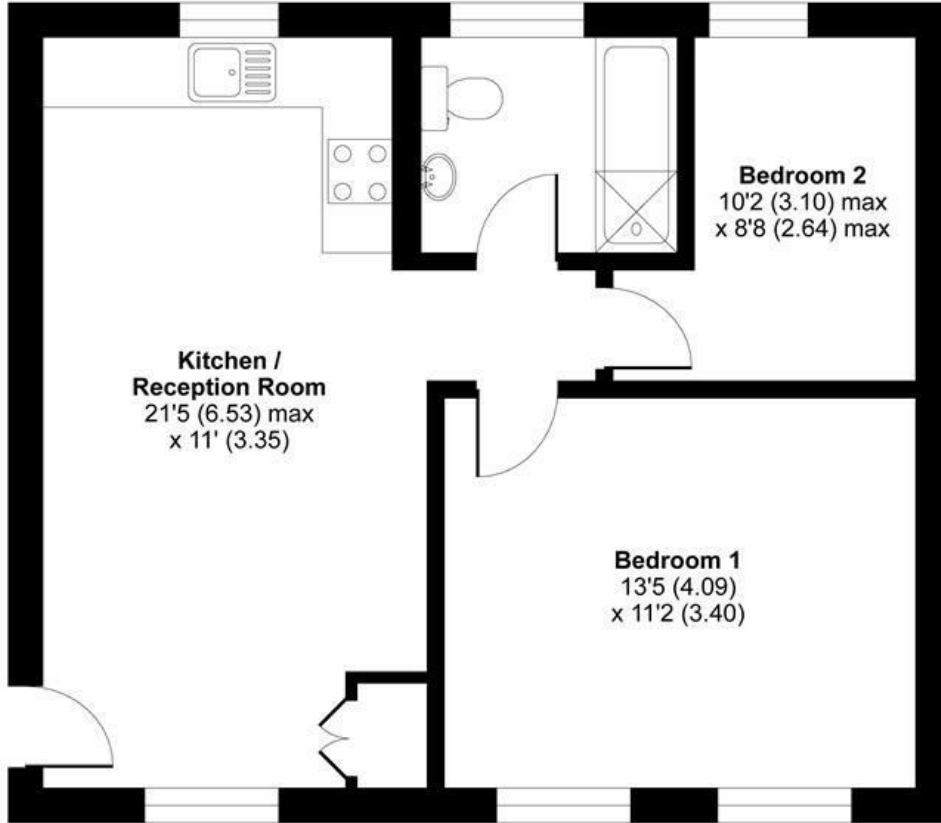


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

South Worples Way, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 537 SQ FT 49.8 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	54	55

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC	72	73

