



A spacious 5 bedroom house near Richmond Park.

Clare Lawn Avenue, London, SW14 8BH

Freehold



4 reception rooms • Kitchen • Master bedroom suite with sauna • Further en suite bedroom • 3 further bedrooms • Family bathroom • Off-street parking and integrated garage • 70' garden

#### Local information

Clare Lawn Avenue is situated in one of the most desirable areas in East Sheen located close to the Sheen Gate to Richmond Park. The excellent facilities offered by East Sheen are approximately 0.5 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is two miles away.

For transport, Mortlake railway station is approximately 0.7 miles away providing a frequent service to Waterloo and Clapham Junction.

There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

#### About this property

A spacious and beautifully 5 bedroom house of over 3,200 sqft situated in this highly desirable location close Richmond Park.

Laid out over 3 floors, this well proportioned property comprises: 2 large reception rooms, Study/playroom, kitchen, dining room, utility room, w.c. and integrated garage. On the first floor is a master bedroom with en suite bathroom and sauna, 3 further bedrooms and family bathroom. To the second floor is a large double bedroom with en suite bathroom. There is off-street parking to the front of the property and a secluded 70' garden to the rear.

There is also potential to further extend and enlarge subject to the usual consents.

#### Tenure

Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills





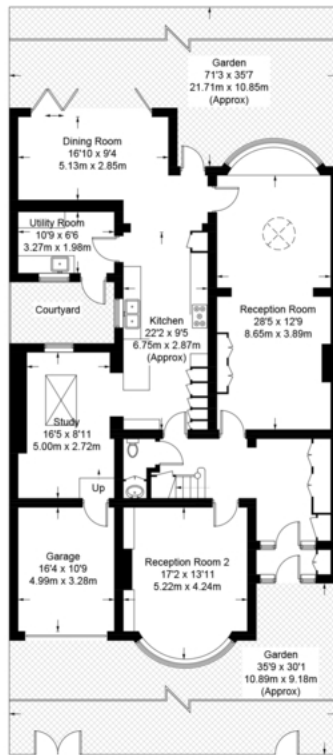


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### Clare Lawn Avenue

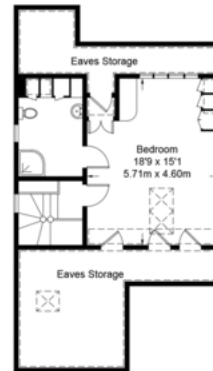
Approximate Gross Internal Area = 3106 sq ft / 288.6 sq m (Excluding Reduced Headroom)  
 Reduced Headroom = 334 sq ft / 31.0 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 3593 sq ft / 333.8 sq m



Ground Floor = 1602 sq ft / 148.8 sq m (Excluding Garage)



First Floor = 1134 sq ft / 105.4 sq m



Second Floor = 370 sq ft / 34.4 sq m (Excluding Reduced Headroom)

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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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