



A spacious, extended five bedroom Edwardian house of over 1,700 sq ft positioned on the highly sought after Grosvenor Avenue.

Grosvenor Avenue, London, SW14

Guide £1,300,000 Freehold



**Five bedrooms • Open plan kitchen area •
Period property • 0.1 miles from East Sheen
Primary school • Well-proportioned**

Local Information

The excellent facilities offered by East Sheen are approximately 0.6 miles away from Grosvenor Avenue, where one can find a variety of shops, boutiques and restaurants; and the historic town of Richmond is approximately 2 miles away.

For transport, Mortlake railway station is approximately 0.8 miles away providing a frequent service to Waterloo and Clapham Junction.

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

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, extended five bedroom Edwardian house of over 1,700 sq ft positioned on the highly sought after Grosvenor Avenue. Situated approximately 0.1 miles from East Sheen Primary School, this house would make an ideal family home.

This well-proportioned property was renovated approximately four years ago and now provides a separate reception room, a large kitchen/dining/family room, utility room and w.c to the ground floor. Upstairs there are five bedrooms and three bathrooms/shower rooms.

This property further benefits from a private rear garden of approximately 40 ft.

Tenure

Freehold

Local Authority

London Borough of Richmond upon Thames

Energy Performance

EPC Rating = D

Viewing

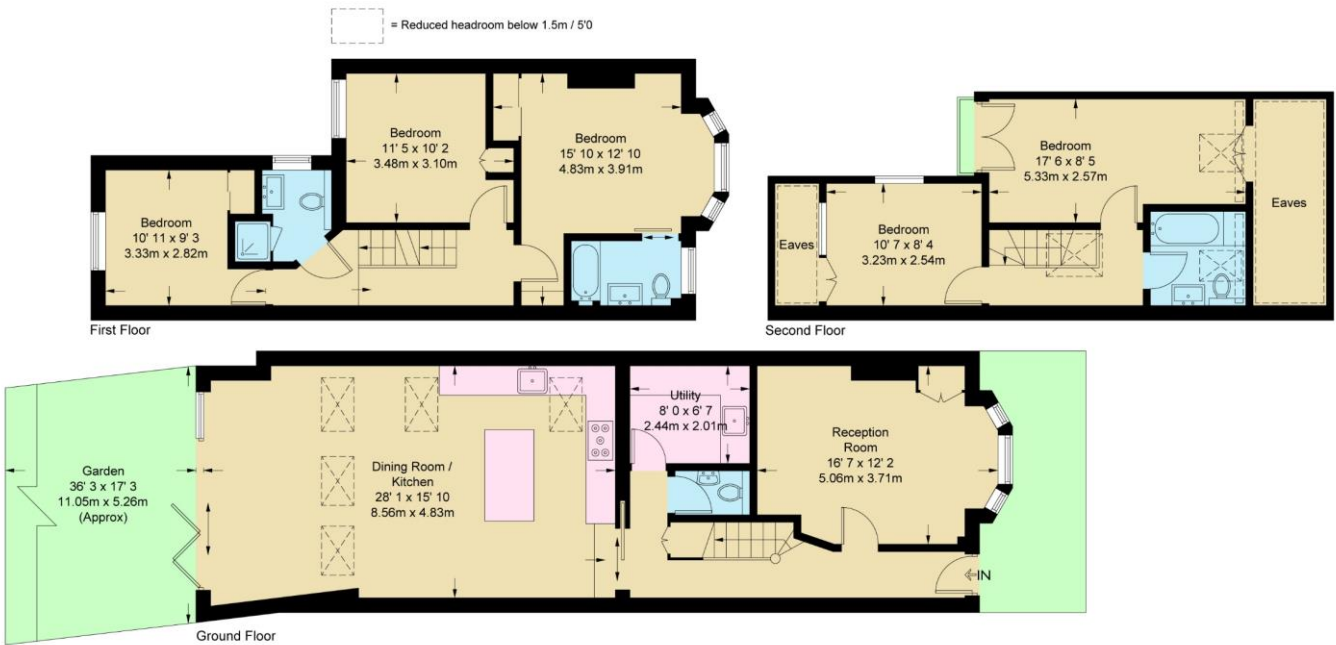
All viewings will be accompanied and are strictly by prior arrangement through Savills East Sheen Office.
Telephone: +44 (0) 20 8018 7777.






Grosvenor Avenue

Approximate Gross Internal Area = 1714 sq ft / 159.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 93 sq ft / 8.6 sq m
Total = 1807 sq ft / 167.9 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
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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