



An exceptional extended and comprehensively refurbished 6 bedroom house.

York Avenue, London, SW14

Freehold

savills

Newly refurbished • 3,700 sq ft. • West-facing garden • Parking • Immaculate throughout

Local Information

York 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 approximately one mile 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

An exceptional extended and comprehensively refurbished six bedroom house finished to the highest of standards situated on this popular avenue close to the

Sheen Gate to Richmond Park.

The ground floor comprises a wide entrance hallway, family room, a formal lounge and a spacious kitchen/dining room overlooking the landscaped garden. There is also a downstairs cloakroom, utility room and integral garage.

On the first floor is a fabulous principal bedroom suite with a spacious walk in wardrobe and en suite bathroom. There are four further double bedrooms with one en suite bathroom and a family bathroom. On the second floor is a double bedroom with an en suite bathroom and an expansive playground offering a wealth of storage. The house also benefits from off-street parking and a secluded west-facing garden.

Tenure

Freehold

Local Authority

London borough of Richmond upon Thames

Energy Performance

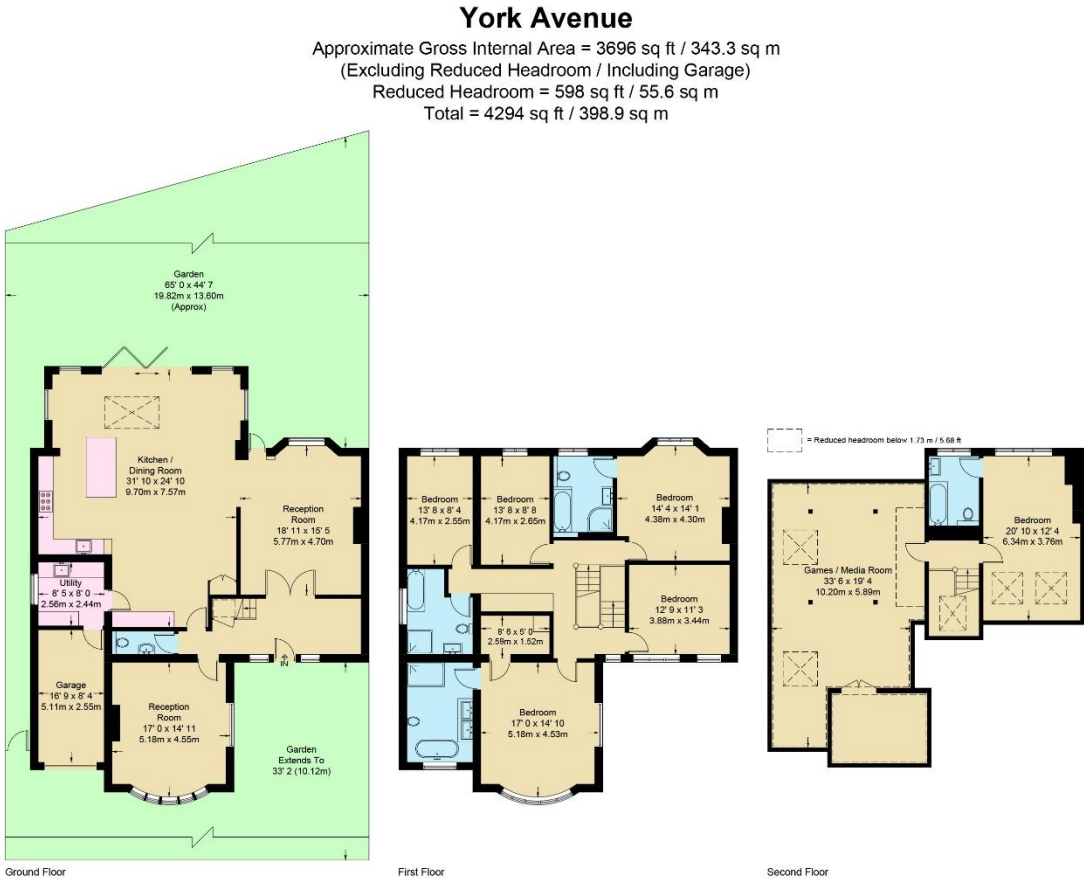
EPC Rating = C

Viewing

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







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		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(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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