



A striking four bedroom period house of approximately 1,757 sq ft with a west-facing garden.

Grosvenor Avenue, London, SW14

£1,300,000 Freehold

savills

**Excellent condition • West-facing garden •
Close to East Sheen Primary School •
Attractive period house • Four double
bedrooms**

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, 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 four bedroom Edwardian house of over 1,700 sq ft positioned on the highly sought after Grosvenor Avenue with a secluded landscaped west-facing garden.

Situated approximately 0.1 miles from East Sheen Primary School, this property would be ideal for a family.

Laid out over three floors, the accommodation comprises a reception room, an open plan kitchen/dining/family room, principal bedroom with dressing room and en suite bathroom, three further bedrooms and two bathrooms. This beautiful property has the additional benefit of period features throughout.

Tenure

Freehold

Local Authority

Richmond

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.





Grosvenor Avenue, London, SW14
Gross Internal Area 1757 sq ft, 163.2 m²


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Grosvenor Avenue

Approximate Gross Internal Area = 1757 sq ft / 163.2 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 157 sq ft / 14.6 sq m
Total = 1914 sq ft / 177.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England, Scotland & Wales		EU Directive 2002/91/EC 

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