

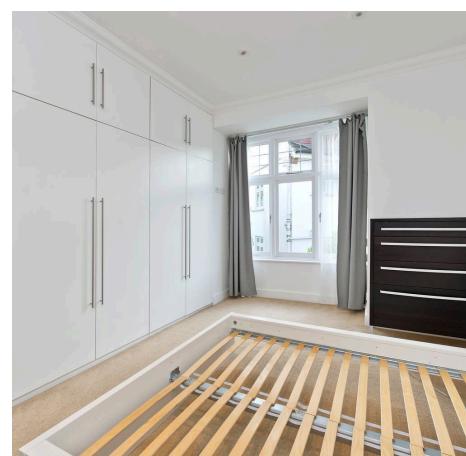


**Sheen Gate Gardens, East Sheen SW14**

London

Asking Price £540,000





## Sheen Gate Gardens

East Sheen London SW14

Dean Moriarty (in association with Agent & Homes) presents this charming two-bedroom first-floor apartment in East Sheen's sought-after Parkside location. Set at the rear of a beautiful detached house with a share of the freehold, it features high ceilings, a stylish Plant kitchen, and a bright reception room. Just off the main High Street, you're moments from Waitrose, boutique shops, and a short stroll from Richmond Park and Mortlake Station. Council Tax band: D

Tenure: Share of Freehold

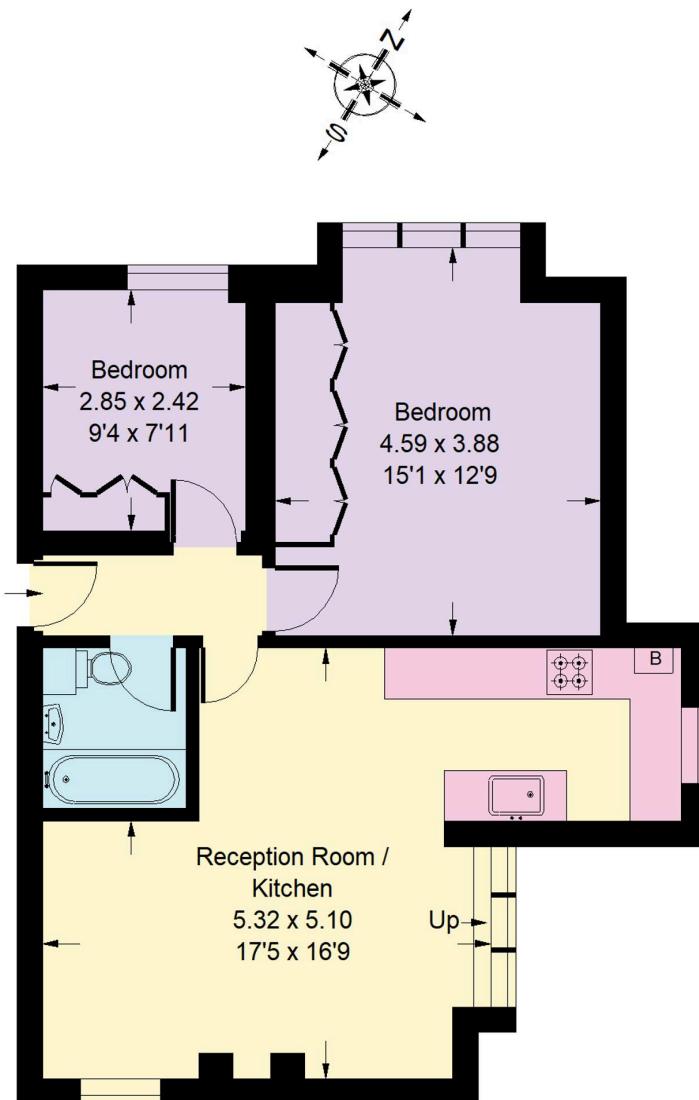
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Two-bedroom apartment
- Parkside location
- Close to highly sought-after and outstanding primary schools
- Approx. 647 sq ft (60.1 sq m)
- Close to the main high street in Sheen
- Close to Sheen Common and Richmond Park

# Sheen Gate Gardens, SW14

Approx. Gross Internal Area  
60.1 sq m / 647 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

## 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		
England, Scotland & Wales		EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC