



JAMES  
ANDERSON



## FOR SALE

£735,000

### Princes Road, East Sheen, SW14

A charming period cottage in the heart of the ever desirable 'Royals' area of East Sheen. The property has been remodelled and modernised to a high standard and on the ground floor comprises front door into hallway, double reception with a log burner, a family bathroom with under floor heating and a modern kitchen with doors that lead out to a decked south facing garden. On the first floor there are two double bedrooms and stairs that lead to a loft room providing a useful study area / play room. Princes Road is a superb location and is close to East Sheen Primary School, The River Thames, Richmond Park, some excellent transport links into the city and all of East Sheen's shops, bars and restaurants. This property is beautifully presented and will provide the discerning buyer with a great home to purchase.



Two Bedrooms



One Bathroom



Through Reception Room



Modern Kitchen



Freehold | EPC Rating D | Council Tax E



Mortlake Station



Excellent Local Primary Schools



'Royals' Location



Period Cottage

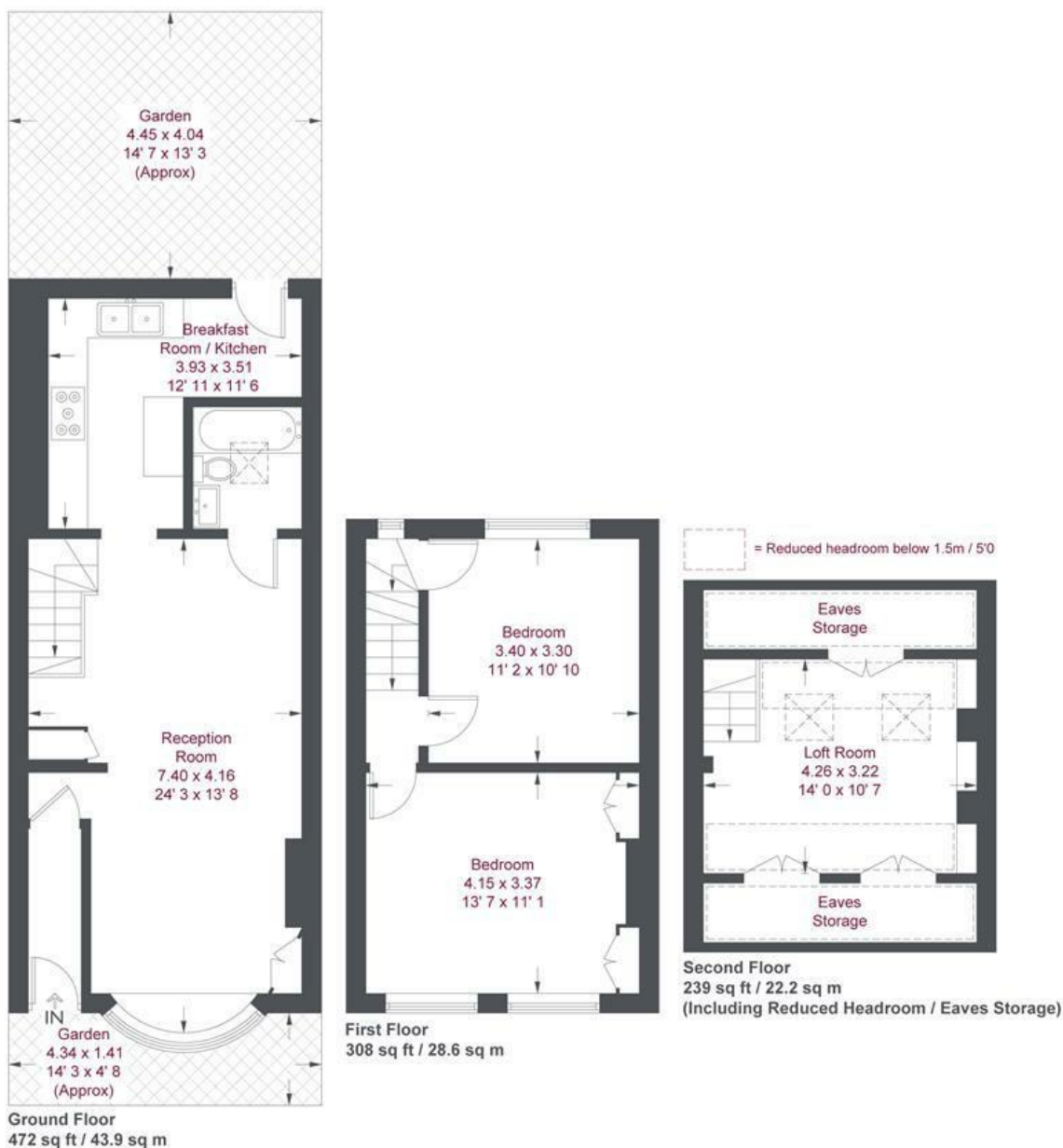


South Facing Garden



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



## Princes Road

Approximate Gross Internal Area = 900 sq ft / 83.6 sq m

(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 119 sq ft / 11.1 sq m

Total = 1019 sq ft / 94.7 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 plus) 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		
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