



JAMES  
ANDERSON



## FOR SALE

£1,200,000

### Derby Road, London, SW14

A WELL PRESENTED three-bedroom SEMI-DETACHED house well positioned on PARKSIDE EAST SHEEN. The property is arranged to provide spacious accommodation across three floors, offering two double bedrooms on the first floor, a further double bedroom on the top floor, three modernised bathrooms, including two en-suites, and a further downstairs W/C and utility room. The property benefits from incredible lighting let in through the bay fronted windows, has a bright and airy open plan kitchen/dining/living space with wooden flooring throughout. The extended living space benefits further from bi-folding doors which lead out onto a beautifully maintained west facing garden. There is the additional benefit of off street parking to the front.

Derby Road is situated on the 'park side' of East Sheen just moments away from Sheen Mount Primary School as well as being walking distance to the incredible Richmond Park. The location further benefits from the range of independent boutiques, coffee shops and restaurants on the East Sheen high street whilst Mortlake and North Sheen Railway Stations, providing a service to Clapham Junction and Waterloo, both being just over half a mile away.



Three DOUBLE Bedrooms



Three Bathrooms



Open Plan Living



Modern Integrated Kitchen



Freehold | EPC C | Council Tax Band G



Stations Nearby (0.8 miles)



Sheen Mount Primary Catchment



Sought After Parkside Location



West Facing Garden



Off Street Parking



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

020 8876 6611

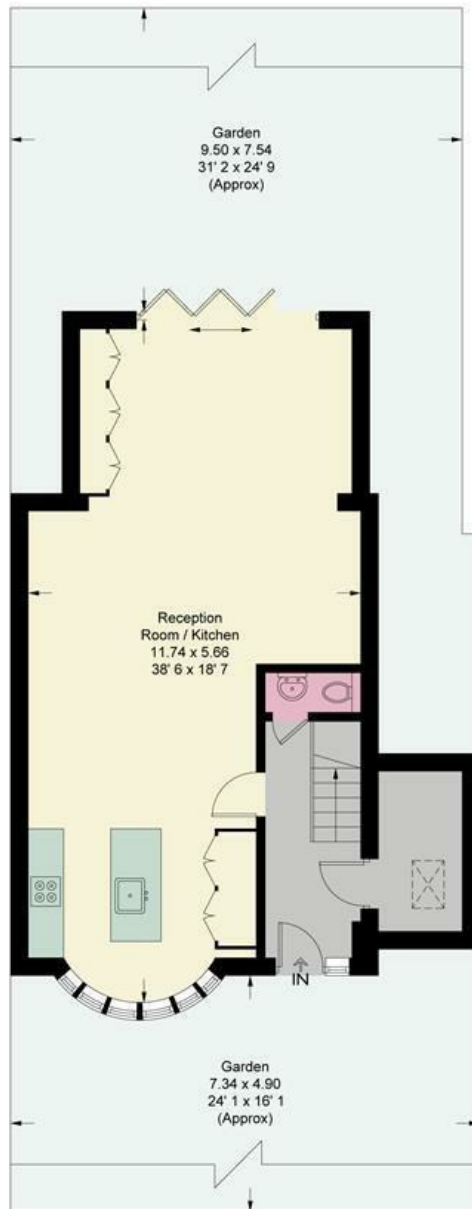


# Derby Road

Approximate Gross Internal Area =  
1520 sq ft / 141.3 sq m



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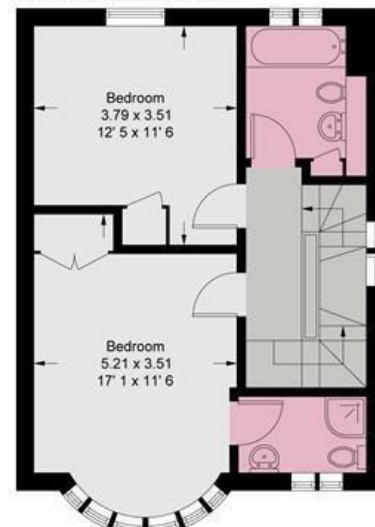


Ground Floor  
711 sq ft / 66.1 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor  
317 sq ft / 29.5 sq m  
(Including Reduced Headroom)



First Floor  
492 sq ft / 45.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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