



JAMES  
ANDERSON



**FOR SALE**

**£425,000**

Derby Road, London, SW14

A two-bedroom ground floor apartment with a private garage situated within a popular development on Parkside East Sheen. This exceptionally bright and well-presented property is ideally located for one of the area's most sought after schools, Sheen Mount primary. The accommodation comprises, entrance hall, reception room with space for dining, modern fitted kitchen, two double bedrooms and one family bathroom. The property also benefits from a private garage, a share of freehold and access to well maintained communal gardens.

Park Sheen on Derby Road is conveniently located equidistant to both East Sheen and Richmond Town Centres. For the commuter, North Sheen offer services into London Waterloo whilst District Line tube services also run from Richmond. The large expanse of Richmond Park with its acres of unspoiled grassland is within half a mile and the neighbouring Sheen Common both provide a delightful environment for walking, riding, or golf on the surrounding courses.



Two Double Bedrooms



One Bathroom



West Facing Reception Room



Modern Integrated Kitchen



Share of Freehold | EPC C | Council Tax D



North Sheen & Richmond Stations



Sheen Mount Primary Catchment



Parkside Location



No Onward Chain



Private Garage



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

020 8876 6611

Park Sheen

Approximate Gross Internal Area = 724 sq ft / 67.3 sq m



Ground Floor

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