



JAMES  
ANDERSON



## FOR SALE

**£1,200,000**

Vicarage Road, East Sheen, SW14

A well-presented period family home situated within one of the Parkside's most popular tree-lined roads. The bright and spacious accommodation is arranged over three floors and will be available for the first time in over 24 years. The ground floor comprises an entrance hall with staircase leading to the first-floor landing, a bay fronted through reception room with doors leading to the rear garden, a kitchen/breakfast room with further door leading to the rear garden. The first floor comprises a landing with staircase leading to the second-floor landing, three bedrooms and a shower room. The second floor comprises a landing, a master double bedroom and a family bathroom. Outside, there is a south facing garden extends to approximately 65 ft with a summer house and useful rear access. The property offers the scope to redevelop and extend at ground floor level (STPP) to create a spectacular open plan kitchen/dining/living room. Vicarage Road is ideally located for the recreational amenities of Palewell Common with Richmond Park beyond. The extensive shopping and leisure amenities of East Sheen including Waitrose and various independent and boutique shops are also a short walk away. There are also many excellent schools in the general vicinity including Colet Court, East Sheen Primary, Ibstock Place, St Paul's, Sheen Mount Primary, The German and Swedish Schools, Thomson House Primary and Tower House.



Four Bedrooms



Two Bathrooms



Through Reception Room



Kitchen / Breakfast Room



Freehold | EPC C | Council Tax Band F



Mortlake Station (Zone 3)



East Sheen Primary School



Parkside Location



South Facing Garden



Potential To Extend (STPP)



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

020 8876 6611



# Vicarage Road

Approximate Gross Internal Area = 1426 sq ft / 132.6 sq m

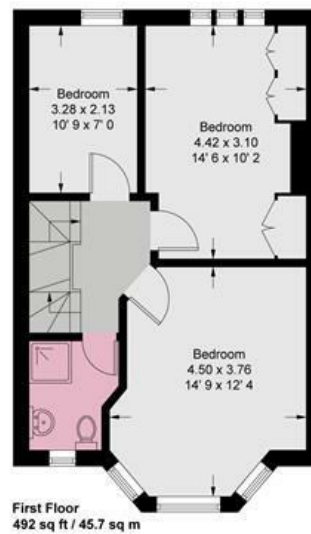
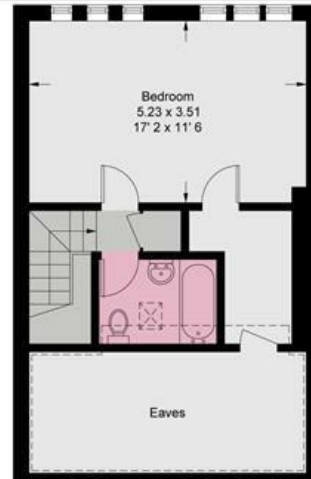
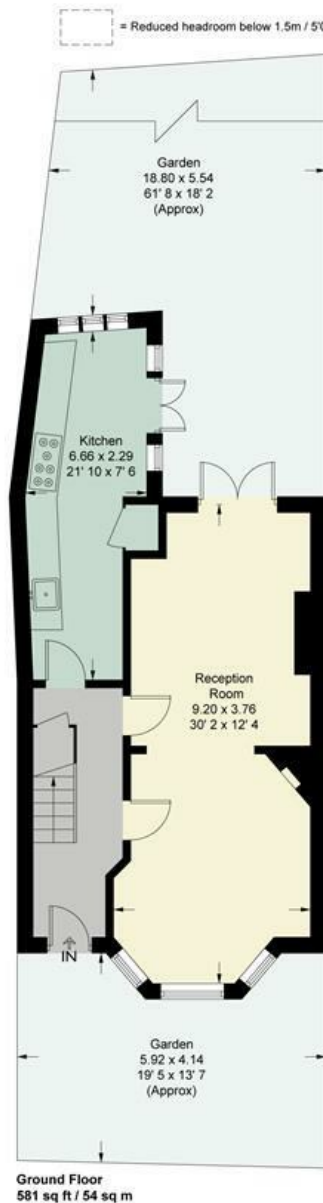
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 147 sq ft / 13.6 sq m

Total = 1573 sq ft / 146.2 sq m



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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>		<b>83</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

