



JAMES  
ANDERSON



## FOR SALE

£750,000

Queens Road, London, SW14

TWO BEDROOM COTTAGE - GARDEN OFFICE - NO ONWARD CHAIN

A pretty terraced cottage located in the popular 'Royals' area of East Sheen. This charming home has accommodation arranged to provide a through reception with a working fire and space for dining, kitchen with a range of base and eye level units, one family bathroom, two double bedrooms, and fantastic rear garden extending to 50ft with useful rear access. The property has retained many of its original period features including double glazed sash windows and also offers further potential to extend at ground level (subject to planning permission). The house will be sold with no onward chain and viewing is highly recommended.

Council Tax Band D.



Two Double Bedrooms



One Bathroom



Through Reception Room



Kitchen With Potential To Extend (STP)



Freehold | EPC D | Council Tax E



Mortlake Station Nearby



East Sheen Primary School



East Sheen 'Royals' Location



Freehold Cottage



Large Garden With Home office



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

020 8876 6611



# Queens Road

Approximate Gross Internal Area = 690 sq ft / 64.1 sq m

(Excluding Reduced Headroom)

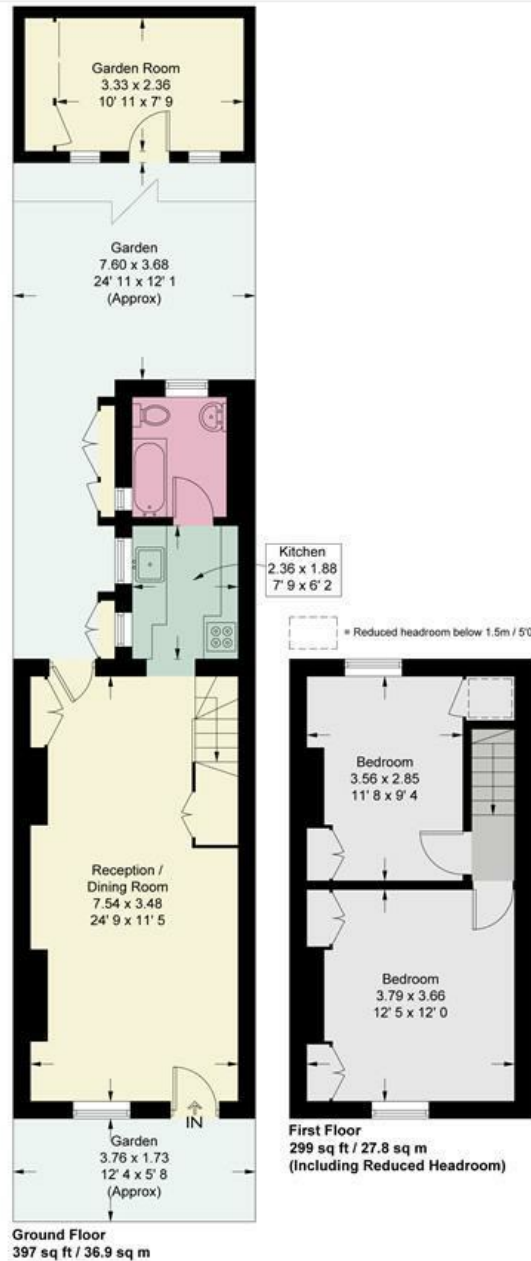
Reduced Headroom = 6 sq ft / 0.6 sq m

Garden Room = 99 sq ft / 9.2 sq m

Total = 795 sq ft / 73.9 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>		
(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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