



JAMES  
ANDERSON



## FOR SALE

**£1,350,000**

Ormonde Road, London, SW14

A substantial 1587 Sq ft semi-detached period property located on a popular road in East Sheen offering great potential to improve. The accommodation is arranged across three floors and offers spacious accommodation comprising an entrance hall, front reception room with feature fireplace, open plan kitchen/breakfast room with double doors to the garden and a downstairs WC. To the first floor, there are three good sized bedrooms, a family bathroom. Finally leading to the second floor with a large principal bedroom, En-suite and eaves storage. The property benefits further from an established rear south-facing garden with side access, as well as the potential to add off street parking, subject to usual consents. Ormonde Road is a wonderful residential road located close to outstanding local Primary Schools, making this an ideal family home close to Mortlake stations with direct access to Central London, as well as well connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as is the extensive shopping and leisure amenities of East Sheen including Waitrose, and a variety of boutique shops, gastro pubs, coffee shops and restaurants.



Four Bedrooms



Two Bathrooms



Bay Fronted Reception Room



Open Plan Kitchen/Dining



Freehold | EPC D | Council Tax G



Mortlake Station (Zone 3)



Excellent Local Primary Schools Nearby



Quiet Residential Location



South Facing Garden



No Onward Chain



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

020 8876 6611



# Ormonde Road

Approximate Gross Internal Area = 1440 sq ft / 133.8 sq m

(Excluding Reduced Headroom / Eaves)

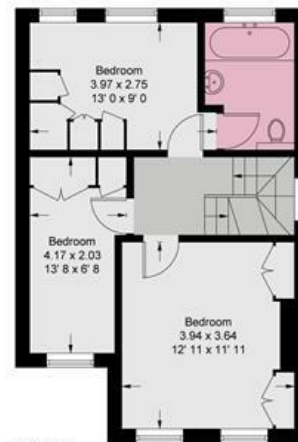
Reduced Headroom / Eaves = 99 sq ft / 9.2 sq m

Shed = 48 sq ft / 4.5 sq m

Total = 1587 sq ft / 147.5 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>68</b>	<b>82</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		
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) <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>		
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