



JAMES
ANDERSON



FOR SALE

£1,050,000

Howgate Road, London, SW14

A well-proportioned, adaptable four/five bedroom townhouse which benefits from off-street parking in the heart of East Sheen. This lovely home will benefit from some minor updating and comprises; on the ground floor, a good sized double bedroom with en-suite and access to the west-facing garden, a utility room and an integral garage. The first floor offers a good size kitchen/dining room and a large main reception room. The top floor hosts three further bedrooms and two bathrooms (one en-suite).

The property is ideally located for outstanding local schools including Thomson House and for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring towns.



Four Bedrooms



Three Bedrooms



One Reception Room



Open Kitchen / Dining Room



Freehold | EPC C | Council Tax E



Short Walk To Mortlake Station



Thomson House Primary School



Excellent Location & No Onward Chain



Off Street Parking



West Facing Garden



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

020 8876 6611

Howgate Road

Approximate Gross Internal Area = 1450 sq ft / 134.7 sq m
(Excluding Void / Including Garage)



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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