



JAMES
ANDERSON



FOR SALE

£1,200,000

Wallorton Gardens, London, SW14

A well-presented four-bedroom house situated on a popular residential road in Parkside, East Sheen. This lovely home offers spacious rooms throughout with its accommodation arranged across three floors. The ground floor offers entrance hallway with a downstairs w/c, a bright bay fronted reception room that can be separated from the kitchen/dining room. The first-floor hosts three good sized bedrooms and one family bathroom. The extended loft accommodates a principal bedroom with ample storage built into the eaves and a further en-suite bathroom. Outside the property boasts a 45ft mature garden with a garden room and useful side access.

Wallorton Gardens is a desired Parkside location in a cul-de-sac, conveniently located within walking distance to the OFSTED rated 'Outstanding' East Sheen Primary School. Just a short walk away is Mortlake and Barnes stations, with well-connected bus routes to Putney and Richmond nearby. The recreational amenities of Richmond Park are within walking distance, as is the high street of East Sheen with its many boutique shops and restaurants. The house is offered to market with no onward chain.



Four Bedrooms



Two Bathrooms



Bay Fronted Reception Room



Open Plan Kitchen/Dining



Freehold | EPC D | Council Tax Band F



Mortlake & Barnes Station Nearby



'OFSTED OUTSTANDING' East Sheen Primary



Parkside East Sheen



POTENTIAL TO EXTEND (STPP)



No Onward Chain



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

020 8876 6611

Wallorton Gardens

Approximate Gross Internal Area = 1448 sq ft / 134.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 67 sq ft / 6.2 sq m

Garden Room = 56 sq ft / 5.2 sq m

Store = 23 sq ft / 2.1 sq m

Total = 1594 sq ft / 148.1 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

