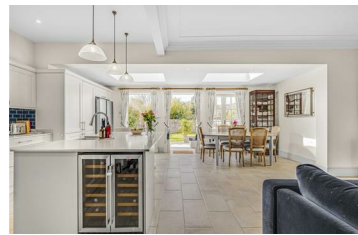




JAMES
ANDERSON



FOR SALE

£1,850,000

Richmond Park Road, London, SW14

An exceptional semi-detached home with off street parking and west facing garden. This gorgeous home offers a wealth of beautiful design touches throughout including a gorgeous ground floor extension, a wonderful double loft conversion and a landscaped rear garden. The ground floor comprises a wide entrance hallway, large bay fronted lounge with fireplace, cloakroom, and an extended open-plan kitchen/breakfast room with dining & 'lounge' areas. The first floor offers landing with a utility/laundry room, three generous bedrooms and a contemporary family bathroom. Stairs lead up to the loft conversion which provides two further bedrooms both served by a one bathroom and ample storage built into the eaves. Externally there is a west-facing private garden with side access to the front garden which provides off street parking. Richmond Park Road is a highly favoured 'Parkside' road with Palewell Common and Richmond Park both a short distance away.



Five Bedrooms



Two Bathrooms



Two Reception Rooms



Extended Kitchen / Family Room



Freehold | EPC D | Council Tax G



Mortlake Station (Zone 3)



Excellent Local Schools Nearby



Parkside Location



Parking For Two Cars



Utility Room & West Facing Garden



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

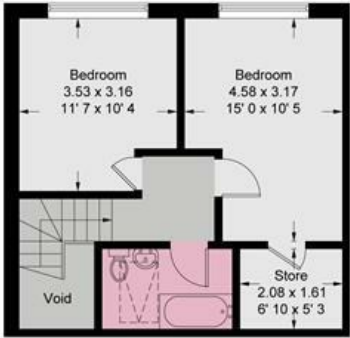
020 8876 6611

Richmond Park Road

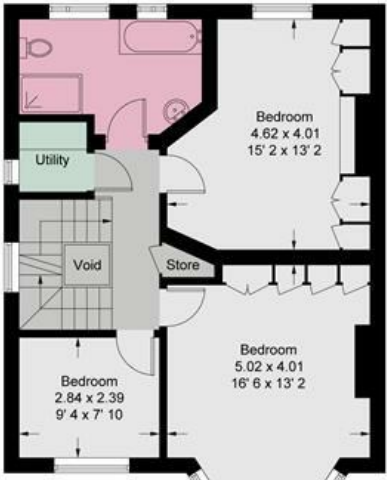
Approximate Gross Internal Area = 1941 sq ft / 180.3 sq m
(Excluding Void)



Ground Floor
855 sq ft / 79.4 sq m



Second Floor
409 sq ft / 38 sq m
(Excluding Void)



First Floor
677 sq ft / 62.9 sq m
(Excluding Void)



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	55	
(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 

