



**JAMES
ANDERSON**



FOR SALE

£1,500,000

Palmerston Road, London, SW14

A truly exceptional five-bedroom Edwardian house situated on one of East Sheen's premier Parkside roads. This gorgeous property has been thoughtfully extended and remodelled combining character with high-end contemporary design to create a sensational family home. The house features a large open extended kitchen/family room, a south facing garden with a home office / studio all linked with a retractable roof creating an enjoyable all weather space. The ground floor living space offers a wide entrance hallway, storage, cloakroom, bay fronted lounge with fireplace, a bespoke fully extended kitchen/breakfast room with central island, high-spec appliances and sliding doors that open both ways. The first floor comprises three bedrooms, and one family bathroom. The top floor provides two further bedrooms, a shower bathroom and ample storage built into the eaves. Outside there is an attractive front garden with combined bike and bin storage and a south facing decked garden with an exceptional garden room.

-  Five Bedrooms
-  Two Bathrooms
-  Reception With Feature Fireplace
-  Modern Integrated Kitchen
-  Freehold | EPC | Council Tax Band G
-  Mortlake Station (ZONE 3)
-  EXCELLENT Local Schools Nearby
-  Parkside Location
-  SOUTH FACING GARDEN
-  End Of Chain



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

020 8876 6611

Palmerston Road

Approximate Gross Internal Area = 1596 sq ft / 148.4 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 117 sq ft / 10.9 sq m

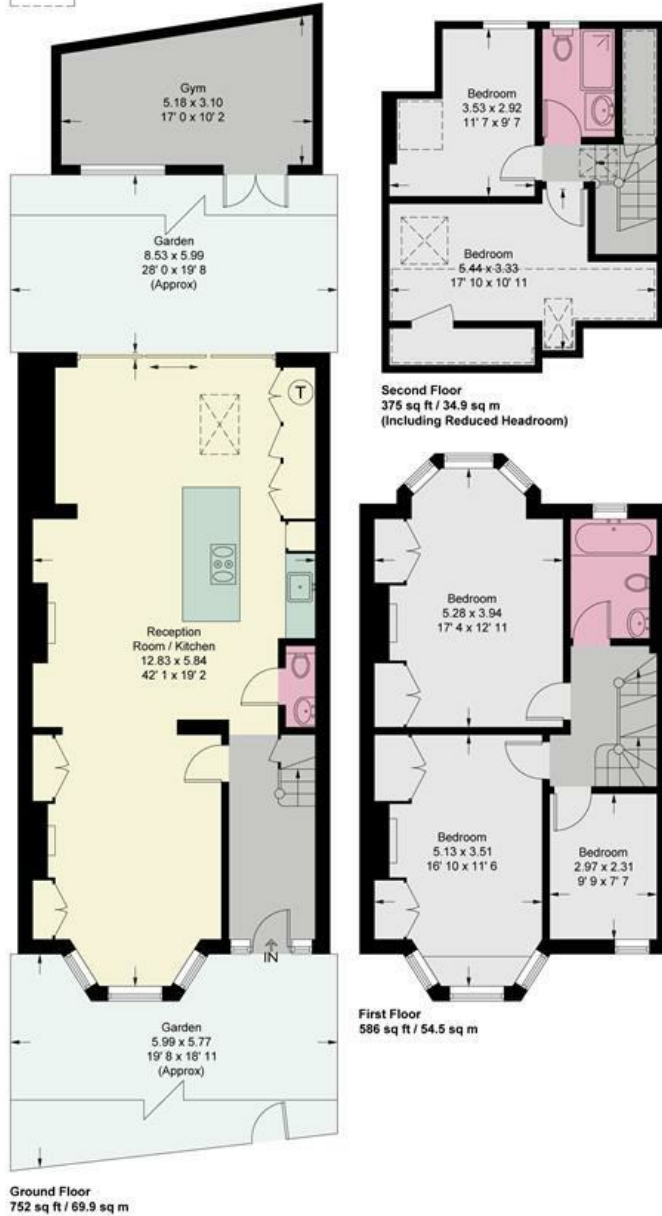
Gym = 150 sq ft / 13.9 sq m

Total = 1863 sq ft / 173.2 sq m



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= Reduced headroom below 1.5m / 5'0"



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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