











## **FOR SALE**

£725,000

## Derby Road, East Sheen, SW14

This is a gorgeous cottage which has been stylishly remodelled and extended to provide a wonderful home that perfectly combines charm and character with modern design. The living space includes a spacious reception room with access to the garden, kitchen breakfast room, contemporary family bathroom, landing area with storage and two double bedrooms. Outside there is a good-sized west facing private garden to the rear with storage shed and useful rear access. The property is located on a quiet and highly sought after residential road on Parkside, just moments away from both the 'outstanding' Sheen Mount Primary School and Sheen Common.



Two Bedrooms



One Bathroom



Open Plan Living



Fully Equipped Kitchen / Dining Room



FREEHOLD | EPC D | Council Tax E



Mortlake & North Sheen Stations (ZONE 3)



Sheen Mount Pimary School Catchment

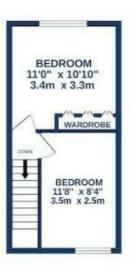


Parkside Location

- West Facing Garden
- No Onward Chain









## TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the fluorphin companied here, missaurements of doors, windows, rooms and any other items are approximate and no responsibility in taken for any error, oreission or mine-steament. This plan is for fluorantine purposes only and should be used as such by any prospective purchases. The services, systems and applicances shown have not been tested and no guarantine as to their operating or efficiency can be given.

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