



JAMES  
ANDERSON



## FOR SALE

Ormonde Road, London, SW14

**£700,000**

Offers In Excess Of

A spacious, fully refurbished and superbly located first floor maisonette benefitting from an abundance of natural light and with potential to extend. The property boasts a wealth of character and period features including double glazed sash windows, high ceilings and original fireplaces. The accommodation is accessed via your own front door and includes a fantastic living space that is open to a re-fitted kitchen / dining room, a principal bedroom with ensuite shower room, a further double bedroom, and a large open landing with access to the loft. There is also superb long-term potential as the property can be extended to add additional bedrooms (subject to planning permission). Ormonde Road is a wonderful residential road located close to outstanding local Primary Schools, making this an ideal family home close to Mortlake stations with direct access to Central London, as well as well connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as is the extensive shopping and leisure amenities of East Sheen including Waitrose, and a variety of boutique shops, gastro pubs, coffee shops and restaurants.

Tenure: Leasehold \*SHARE OF FREEHOLD available under separate negotiation\*



Two Bedrooms



One Luxury Bathroom



Open Plan Living



Modern Fitted Kitchen / Dining



Leasehold | EPC | Council Tax



Mortlake Station \*Zone 3\*



Sheen Mount & Thomson House Primary



Pretty Tree Lined Road



Option To Purchase Freehold



POTENTIAL TO EXTEND (STPP)



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

020 8876 6611



# Ormonde Road

Approximate Gross Internal Area = 827 sq ft / 76.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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