



**JAMES
ANDERSON**



FOR SALE

£750,000

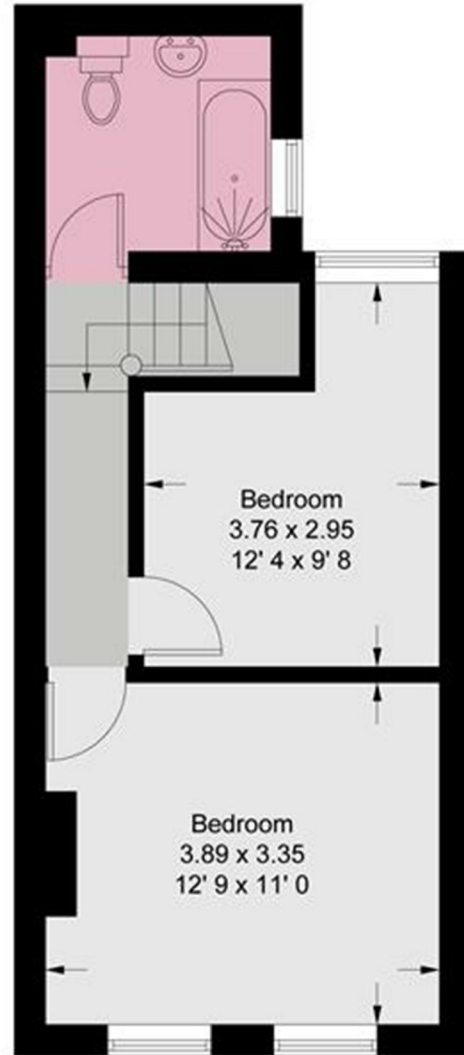
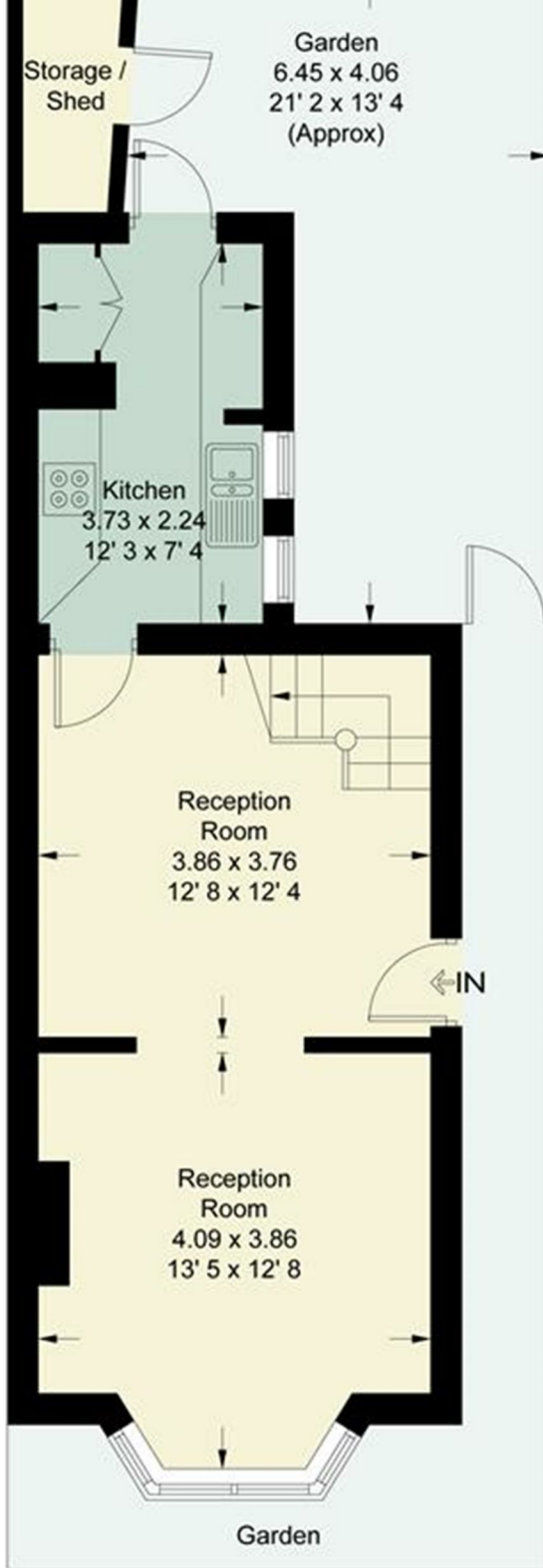
Princes Road, London, SW14

A well-presented end of terrace cottage situated in the popular 'Royals' area of East Sheen and within easy reach of the town centre. The property is arranged over two floors and offers a good size interconnecting living and dining room and a modern fitted kitchen on the ground floor. Upstairs, there are two good size bedrooms and a modern bathroom suite. To the rear there is a small patio garden with side access. The property is presented in good decorative condition throughout. Princes Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney and Barnes. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.



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

020 8876 6611



First Floor
359 sq ft / 33.4 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

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	40

