



**JAMES  
ANDERSON**



## FOR SALE

**£1,395,000**

Palmers Road, London, SW14

An exceptional five bedroom Edwardian family home situated on a popular tree-lined road within striking distance of Mortlake Station & Thomson House Primary School. Upon entering this attractive home boasting 2,100 Sqft of internal living space, you are greeted with a dual aspect kitchen and dining room with a beautiful bay window and French doors to the rear garden, downstairs w/c, study and a separate reception room to the rear of the property overlooking the low maintenance rear garden. The first floor hosts two bedrooms served by a family bathroom and a gorgeous principle bedroom with ample fitted wardrobes and large ensuite bathroom. The second floor includes a 'Jack & Jill' bathroom serving two further double bedrooms, each with excellent additional storage available in the eaves. The house also offers further scope to extend on ground floor into the side return area (subject to usual local authority consents).

One of the real benefits of this property is the enviable location. Situated close to all the shops and amenities, Mortlake station, and within the catchment area of the outstanding Thomson House Primary School, this house truly offers the perfect blend of comfort and convenience. Additionally, the open acres of Richmond Park are just a short walk away, providing a wonderful escape to nature right on your doorstep.



Five Bedrooms



Three Bathrooms



Reception Room With Feature Fireplace



Double Aspect Kitchen / Dining Room



Freehold | EPC E | Council Tax Band G



Mortlake Train Station (Just 23 Minutes To Waterloo)



Thomson House Primary School (OFSTED OUTSTANDING)



Pretty Tree Lined Road



No Onward Chain



In Excess of 2,100 Sqft



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

020 8876 6611



# Palmers Road

Approximate Gross Internal Area = 1994 sq ft / 185.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 112 sq ft / 10.4 sq m  
 Total = 2106 sq ft / 195.7 sq m



**JAMES  
ANDERSON**



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

