



**JAMES  
ANDERSON**

Kingsway  
London SW14

Offers In Excess Of £1,000,000



## Kingsway London SW14

- FOUR BEDROOMS - LARGE GARDEN - CLOSE TO EXCELLENT SCHOOLS - NO CHAIN -

Offered for sale with no onward chain, this well presented four bedroom family house has great long term potential and is located close to several excellent local primary schools. The accommodation is arranged across three floors to provide; a buggy friendly entrance hallway that affords access to a separate reception room with a feature fireplace. and an extended kitchen / family room with access to the garden. Upstairs, to the first floor are three bedrooms and a family bathroom whilst to the top floor is a super loft extension with principal bedroom and ensuite bathroom. Outside the property boasts a well panted 69ft rear garden with patio seating areas and useful rear access. Kingsway is ideally located within easy reach of the popular High Street of East Sheen with its numerous excellent shops and coffee bars. Mortlake mainline railway station is a short walk away providing direct access into Central London.

















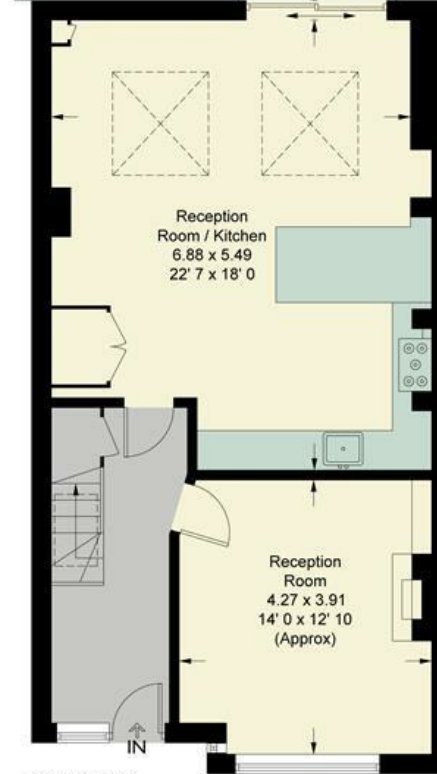
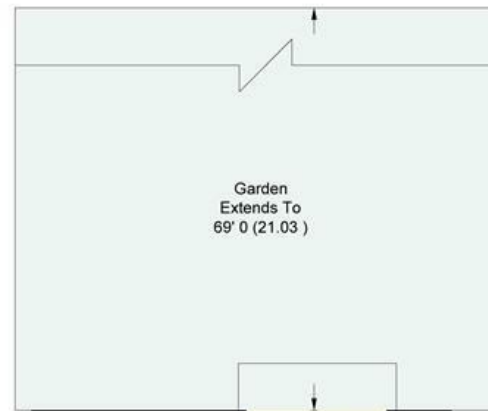


# Kingsway

Approximate Gross Internal Area = 1539 sq ft / 143 sq m  
(Excluding Reduced Headroom / Eaves / Void)  
Reduced Headroom / Eaves = 65 sq ft / 6 sq m  
Total = 1604 sq ft / 149 sq m

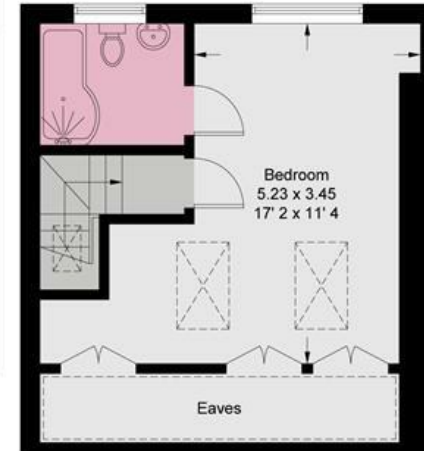


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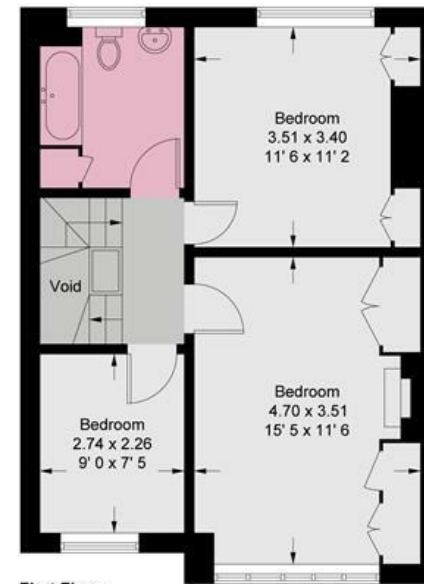


**Ground Floor**  
711 sq ft / 66.1 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



**Second Floor**  
390 sq ft / 36.2 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
503 sq ft / 46.7 sq m  
(Excluding Void)



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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.





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