



**JAMES  
ANDERSON**

Alexandra Road  
London SW14  
£650,000



## Alexandra Road London SW14

# Two Bedroom Period Cottage – Potential To Loft Convert & Extend – West Facing Garden #

A charming and well presented mid terraced Victorian cottage centrally situated within East Sheen. This light and bright property offers a wealth of character features and is located on the favoured west facing side of this popular road. The property is arranged over two floors and offers approximately 618 sq ft of accommodation whilst still offering the potential, subject to planning permission, to convert the loft space and into the side return at ground floor level.

See previous approved planning permissions on Richmond Gov website – (21/1049/PS192) & (21/1017/HOT)

The current accommodation comprises; porch, reception room, a dining room with door leading to the rear garden, galley kitchen, one family bathroom, two double bedrooms and loft area currently used as storage. To the rear is a west facing rear garden with further storage. Alexandra Road is a convenient location close to local schools, shops and Mortlake Station. Palewell Common, Richmond Park and The River Thames are all nearby. There are two highly regarded and OFSTED rated 'outstanding' Primary schools within easy reach.









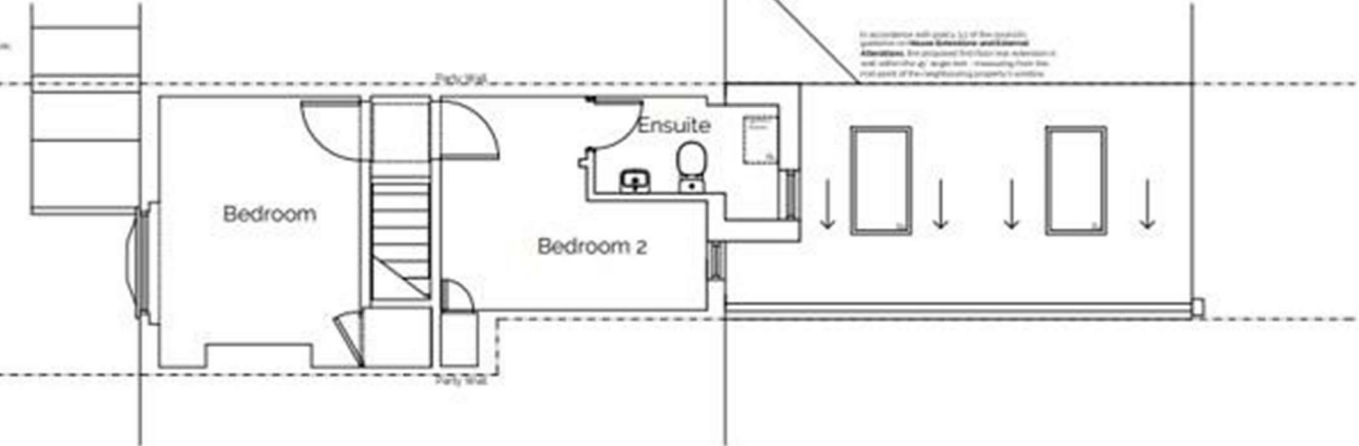
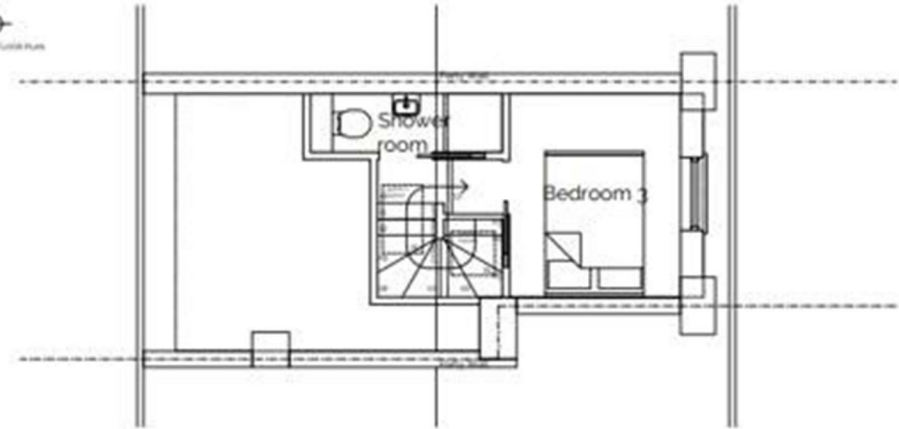




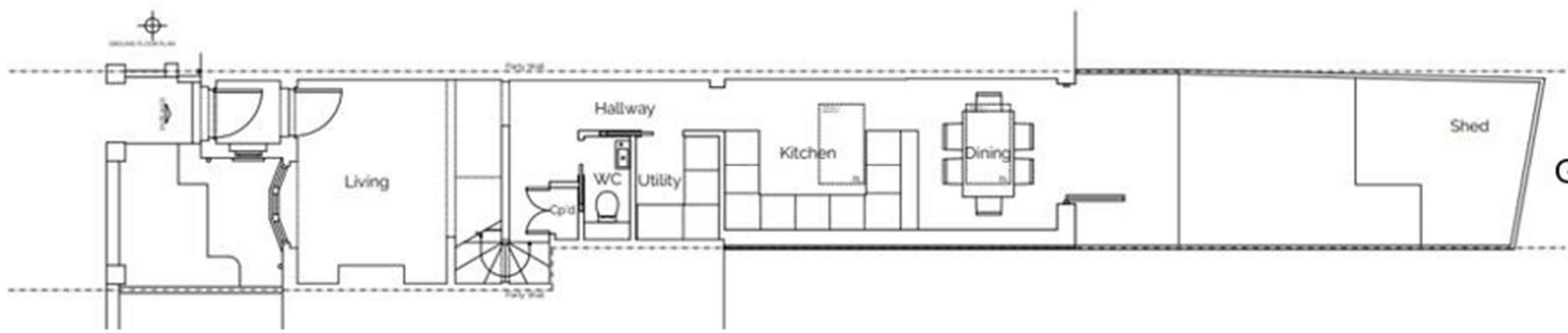




# Proposed Plans - Approved in 2021



In accordance with parts 33 of the Building Regulations, the proposed first floor has external walls extending to a height not exceeding that of the highest part of the neighbouring property's window.



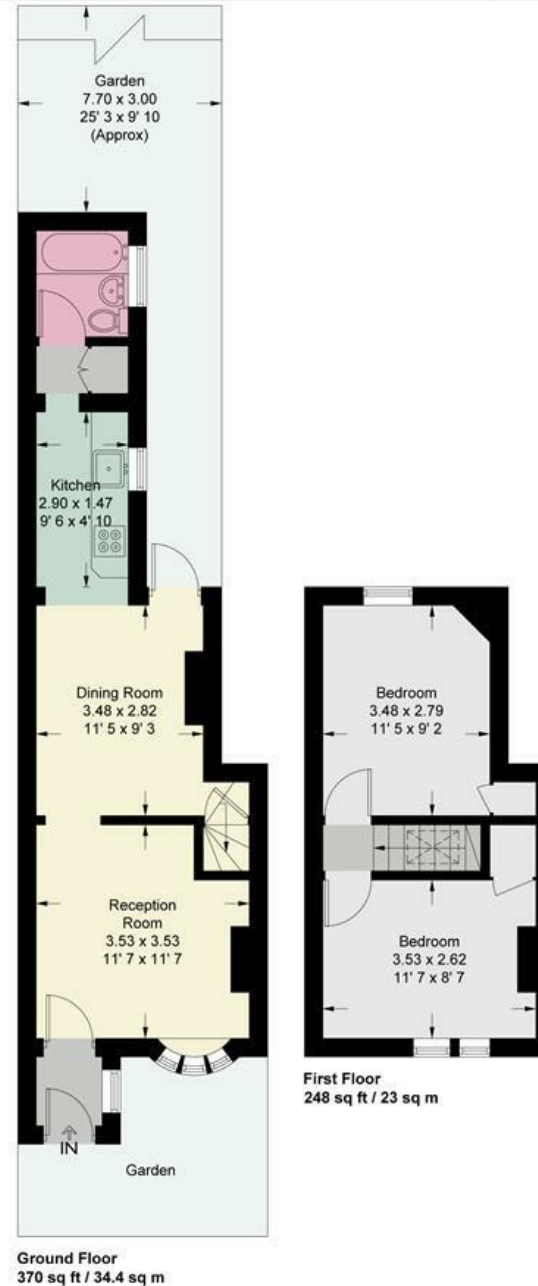
Ground floor

# Alexandra Road

Approximate Gross Internal Area = 618 sq ft / 57.4 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.





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