



**JAMES  
ANDERSON**



## FOR SALE

**£2,000,000**

Deanhill Road, London, SW14

One of the finest houses of its kind, finished to a truly wonderful and exacting standard, making this a stand out property for the area. This four bedroom detached house is neatly positioned in a quiet cul-de-sac near to Sheen Mount Primary School with a driveway and a secluded west facing garden. As soon as you enter this fabulous home you are immediately aware of the high end finish and quality fixtures and fittings that have been used throughout, which are particularly highlighted in the kitchen and bathrooms. The front and rear gardens are stunning and there is the added benefit of a garden office / studio with air conditioning. There is useful side access to the rear garden plus an electric vehicle charging point available to the front of the property. The location of Deanhill Road is superb, within a short walk East Sheen High Street, Mortlake Train Station, Sheen Mount Primary school, and the Sheen Gate into Richmond Park.



Four Bedrooms



Two Bathrooms



Modern Extended Kitchen



Open Plan Reception Room



Freehold | EPC D | Council Tax Band F



Mortlake & North Sheen Stations (Both Zone 3)



Sheen Mount Primary School Catchment



Quiet Cul-De-Sac Location



DETACHED HOUSE



WEST FACING GARDEN



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

020 8876 6611

# Deanhill Road

Approximate Gross Internal Area = 2184 sq ft / 202.9 sq m  
 (Including Reduced Headroom / Eaves Storage / Studio / Store)  
 Reduced Headroom / Eaves Storage = 76 sq ft / 7.1 sq m  
 Studio = 207 sq ft / 19.2 sq m  
 Store = 103 sq ft / 9.6 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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>			
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