



**JAMES  
ANDERSON**



**FOR SALE**

**£600,000**

**Stanley Road, London, SW14**

A fabulous opportunity to refurbish this Victorian house just moments from Sheen Mount school. The property is set within a terrace of picturesque cottages and offers huge potential with accommodation arranged to provide through reception room, kitchen and a family bathroom, two double bedrooms and a wonderful private garden. Potential to extend the property to the ground floor exists subject to the usual local authority consents. Stanley Road is a sought after location on the Parkside of SW14 and the house is on the doorstep of the OFSTED rated "Outstanding" Sheen Mount Primary School. Sheen Common, Richmond Park, The River Thames, and East Sheen Town centre with Mortlake Station are all nearby.



Two Bedrooms



One Bathroom



Kitchen With Potential



Through Reception Room



Freehold | EPC E | Council Tax Band E



Easy Connections From Richmond / North Sheen



Sheen Mount Primary School Catchment



Parkside Location



No Chain



Excellent Potential To Extend (STPP)



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

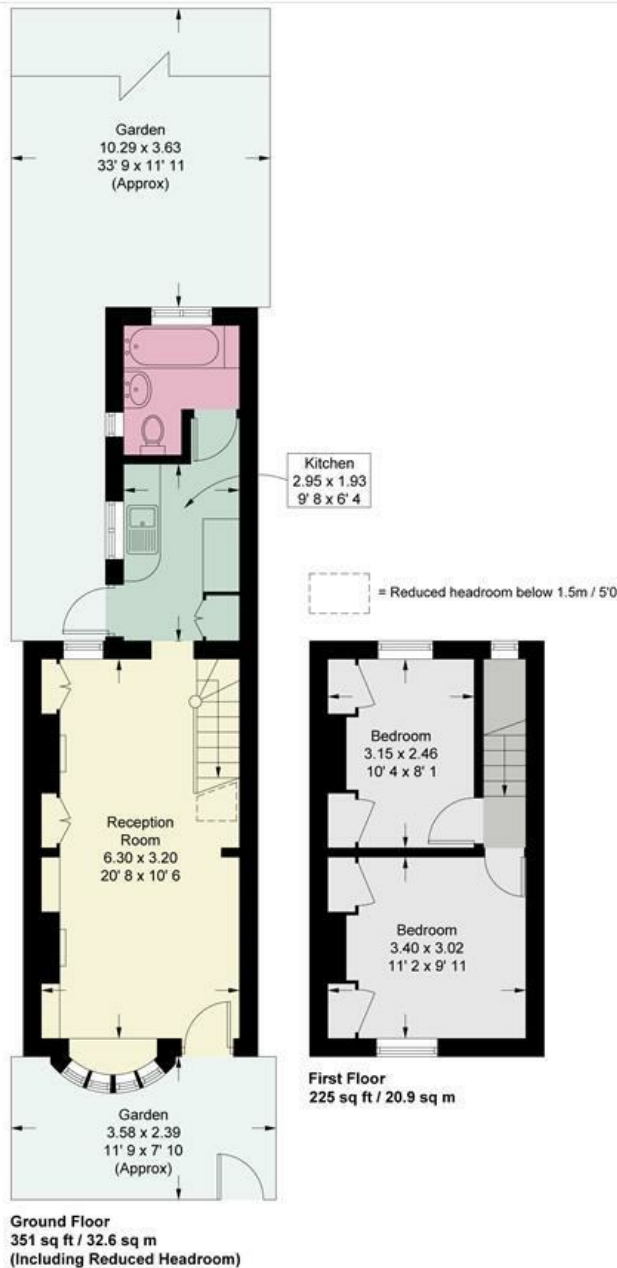
020 8876 6611

# Stanley Road

Approximate Gross Internal Area = 572 sq ft / 53.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 576 sq ft / 53.5 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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