



**JAMES
ANDERSON**



FOR SALE

£950,000

Kings Road, London, SW14

This wonderful home perfectly combines high-end modern design with charm and character. Having recently undergone an extensive refurbishment this gorgeous house is turn-key ready whilst also offering scope to further extend with planning in place to convert the loft, adding a further bedroom and another bathroom (Ref: 24/0253/PS192). The ground floor living space comprises hallway, bay fronted through reception room with feature fireplace, kitchen with a separate utility. Stairs lead to the first floor offering landing, contemporary refitted bathroom with freestanding bath and shower, two double bedrooms and access to a large usable loft space that is ready for future development. Externally there is an attractive rear garden with useful access. This wonderful and charming property will provide the discerning buyer with a great home. Kings Road is a sought after road in the heart of SW14 forming part of the "Royals". Mortlake Station, Richmond Park and The River Thames are all nearby. There are also several OFSTED rated 'Outstanding' primary schools nearby, which include East Sheen Primary and St. Mary Magdalen's Primary.

-  Two Bedrooms
-  Luxury Family Bathroom
-  Through Reception
-  Kitchen With Potential To Extend (STPP)
-  Freehold | EPC C | Council Tax F
-  Mortlake Train Station (ZONE 3)
-  East Sheen Primary School Catchment
-  Popular 'Royals' Location
-  Beautifully Refurbished Throughout
-  Planning Permission To Further Extend



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

020 8876 6611

Kings Road

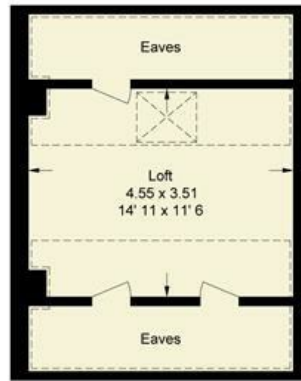
Approximate Gross Internal Area = 896 sq ft / 83.3 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 208 sq ft / 19.3 sq m
 Total = 1104 sq ft / 102.6 sq m



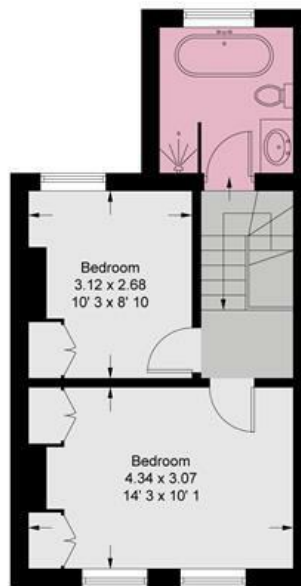
= Reduced headroom below 1.5m / 5'0"



Ground Floor
 447 sq ft / 41.5 sq m
 (Including Reduced Headroom)



Second Floor
 287 sq ft / 26.7 sq m
 (Including Reduced Headroom / Eaves)



First Floor
 370 sq ft / 34.4 sq m

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) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

