



JAMES
ANDERSON

Wallorton Gardens
London SW14
£1,175,000



Wallorton Gardens London SW14

A well presented Parkside family home, situated in a sought-after road close to East Sheen Primary School and all the amenities of vibrant East Sheen village. This spacious property has been extremely well maintained and has accommodation arranged across three floors. The ground floor comprises; entrance hall, living room with feature fireplace, fully equipped kitchen and a separate dining room with access to an extended sunroom. To the first floor are three bedrooms and a family bathroom. The converted attic boasts a further bedroom/study and bathroom. Outside there is a wonderful west facing garden with useful rear access. There is also scope to further extend at the rear at ground floor level to create a large open plan kitchen / living space, subject to the necessary consents.

Wallorton Gardens is a most desirable road within East Sheen's popular parkside and is within walking distance of both central Sheen shops and Richmond Park,. A superb family home that is well-placed to enjoy all that this corner of South West London has to offer. In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation. East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and pubs. There are also several supermarkets, including Waitrose and Tesco, making it easy for residents to do their weekly shopping. The area is known for its excellent schools, both state and private, with East Sheen Primary school being within 300m. Transportation links in East Sheen are good, with Mortlake train station, several bus routes serving the area, and Richmond station providing access to the London Underground, Overground, and National Rail services. Overall, East Sheen is a desirable location for those seeking a suburban lifestyle with easy access to central London and abundant green spaces.















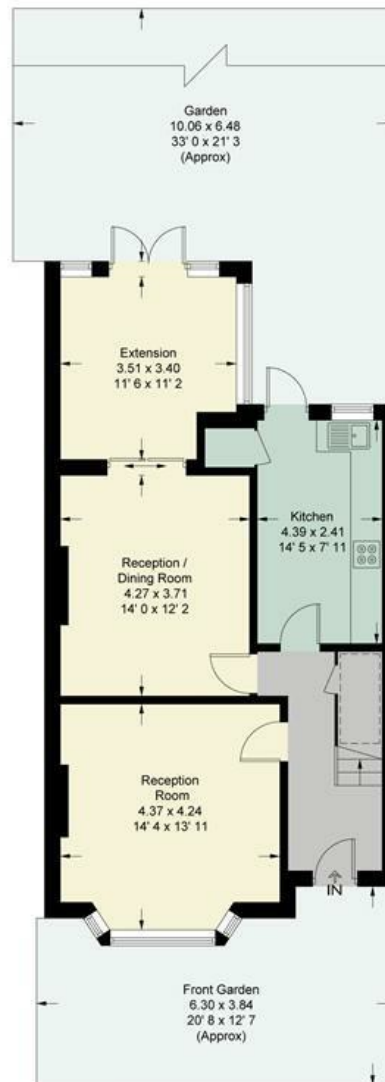


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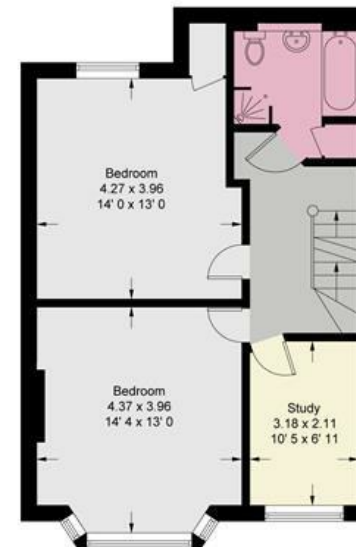
Approximate Gross Internal Area = 1743 sq ft / 161.9 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 211 sq ft / 19.6 sq m



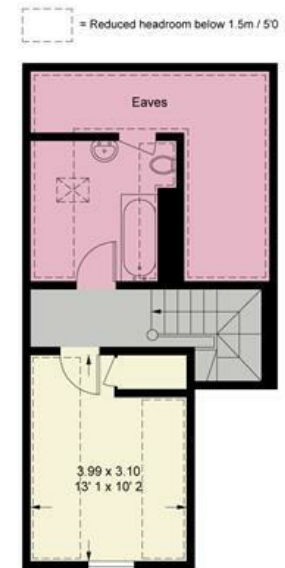
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Ground Floor
732 sq ft / 68 sq m
(Including Reduced Headroom)



First Floor
604 sq ft / 56.1 sq m



Second Floor
407 sq ft / 37.8 sq m
(Including Reduced Headroom / Eaves)

= Reduced headroom below 1.5m / 5'0



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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.





363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611
sales@jasheen.co.uk
www.jamesanderson.co.uk

