



**JAMES
ANDERSON**



FOR SALE

Vernon Road, London, SW14

£1,500,000

Offers In Excess Of

Located in a desirable road and moments from East Sheen High Street, this charming six-bedroom family home offers bright and spacious accommodation throughout.

Arranged over three floors, the ground floor boasts a generous reception room, which is perfect for entertaining or taking time to relax with the family. There is also a fabulous open plan kitchen/dining room/reception room with plenty of cabinetry and modern appliances, and separate utility room. From the kitchen, you can access the pretty garden which is the ideal spot for soaking up the summer sun, entertaining and alfresco dining.

Situated on the first floor is the principal bedroom with fitted wardrobes and a luxury en-suite bathroom. A family bathroom and three well-proportioned bedrooms complete the first floor. The top floor offers an additional bathroom and a further two bedrooms. Depending on your lifestyle, you may wish to use the bedroom spaces as guest accommodation, a home office or children's rooms: the choice is yours.

Vernon Road is nearby to numerous shops, cafes, restaurants, excellent schools and Mortlake Station.



Six Bedrooms



Three Bathrooms



Two Reception Rooms



Extended Kitchen Family Room



Freehold | Council Tax G | EPC D



Moments From Mortlake Station



Thomson House Primary School [OUTSTANDING]



Central Location



Semi-Detached - 2,200 SQft



Off Street Parking



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

020 8876 6611

Vernon Road

Approximate Gross Internal Area = 2206 sq ft / 205 sq m
 (Including Reduced Headroom / Shed)
 Reduced Headroom = 66 sq ft / 6.1 sq m
 Shed = 50 sq ft / 4.7 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) A			81
(81-91) B			
(69-80) C			
(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		

