



**JAMES
ANDERSON**



FOR SALE

£1,795,000

Richmond Park Road, London, SW14

An immaculate semi-detached family home situated on Richmond Park Road, a prestigious East Sheen address close to Sheen Gate entrance to Richmond Park. This wonderful property offers excellent entertaining space on the ground floor whilst the upstairs offers four bedrooms and two bathrooms. There is a wonderful private garden and off street parking out the front.

Richmond Park Road is popular tree-lined road on the Parkside of Sheen, approximately a quarter of a mile away from the main Sheen shopping centre. Mortlake Railway Station providing a service to Clapham Junction and Waterloo, is within half a mile.

There are many excellent schools in the general vicinity including Tower House, Ibstock Place, St. Paul's, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, a host of golf courses as well as the vast open spaces of Richmond Park.



Four Bedrooms



Two Bathrooms



Open Plan Living Space



Modern Fully Integrated Kitcehn



Freehold | EPC D | Council Tax G



Mortlake Station For Vauxhall, Clapham Junction & Waterloo



Excellent Local Schools Nearby



Parkside Location



Semi-Detached



Off Street Parking



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

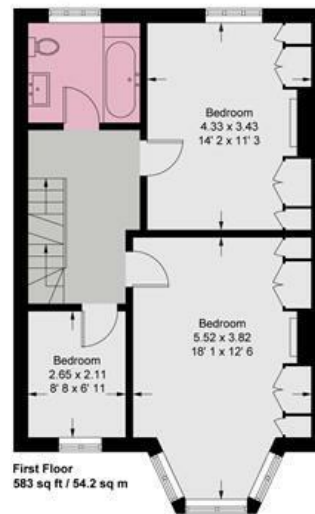
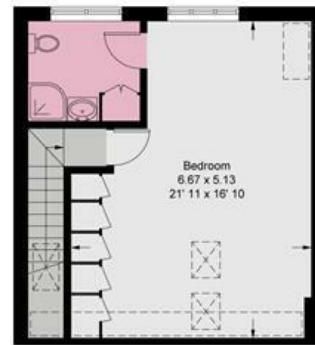
020 8876 6611

Richmond Park Road

Approximate Gross Internal Area = 1821 sq ft / 169.2 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 45 sq ft / 4.2 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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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	

