



**JAMES
ANDERSON**





FOR SALE






£1,500,000

Palmerston Road, London, SW14

A superb, architect designed, fully extended four bedroom Edwardian family house on this highly regarded Parkside road. This wonderful home has been thoughtfully remodeled and perfectly combines traditional character with contemporary design. The ground floor living space offers a wide entrance hallway, with cloakroom, double crittall doors opening into a split level, open plan living space, with traditional shuttered, bay window to the front, contrasting the generous ceiling heights and abundance of glass, opening out into the carefully planned garden space to the rear. The fully fitted kitchen, with large island also benefits from a separate utility space with washer, dryer, sink and extra storage. The upper floors host three bedrooms, one family bathroom and a principal suite in the loft conversion with ample storage built into the eaves and an ensuite.

Palmerston Road is situated approximately 0.3 miles from the excellent facilities offered by East Sheen, where one can find a variety of shops, boutiques and restaurants. The historic town of Richmond is approximately 1.5 miles away. For transport, Mortlake railway station is approximately 0.5 miles away providing a frequent service to Waterloo and Clapham Junction.

-  Four Bedrooms
-  Two Bathrooms
-  Beautiful Living Space
-  Extended Kitchen / Family Room
-  Freehold | EPC C | Council Tax G

-  Mortlake Train Station (ZONE 3)
-  Sheen Mount Primary School
-  Parkside Location
-  In Excess Of 1,700 Sqft
-  Edwardian Period House



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

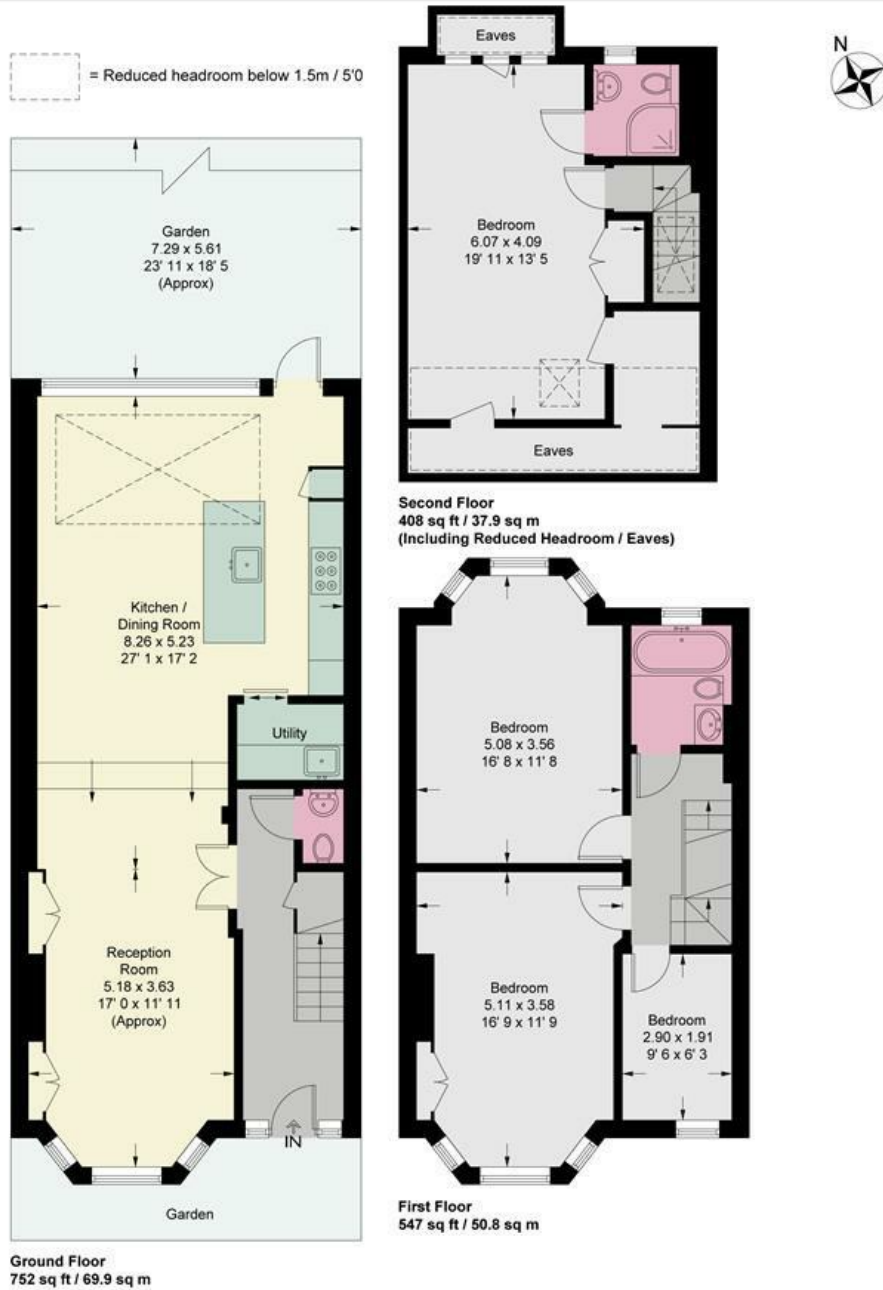
020 8876 6611

Palmerston Road

Approximate Gross Internal Area = 1707 sq ft / 158.6 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 108 sq ft / 10 sq m



**JAMES
ANDERSON**



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			
(81-91) 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	75	86

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		

