



JAMES  
ANDERSON



## FOR SALE

**£1,150,000**

Princes Road, London, SW14

A fully refurbished three bedroom house that perfectly combines high-end modern design with charm and character. Princes Road features a newly extended kitchen, courtyard garden, new double glazed sash windows, cast iron radiators, underfloor heating, high ceilings and restored features throughout. The ground floor living space comprises entrance hallway, bay fronted lounge with log burner and dining space, kitchen with French doors out to a lovely south facing garden. The upper floors host two double bedrooms, a contemporary family bathroom with freestanding bath and separate walk in shower, utility cupboard space, a second shower bathroom and an impressive principle bedroom with built in wardrobes. There is also access to ample storage in the eaves. Princes Road is conveniently located with easy access to White Hart Lane, and it's local shops and gastro pubs, restaurants and coffee shops together with bus routes giving access to neighbouring towns. Mortlake and Barnes Bridge mainline station is within walking distance and both Barnes and East Sheen town centres are easily accessible. The property is also within the catchment area of Thompson House School.



Three Bedrooms



Two Bathrooms



Separate Bay Fronted Reception Room



Stunning Extended Kitchen / Dining Room



Freehold | EPC C | Council Tax E



0.3 Miles To Mortlake Station



Sheen Primary School Catchment



Popular 'Royals' Location



Newly Refurbished Throughout

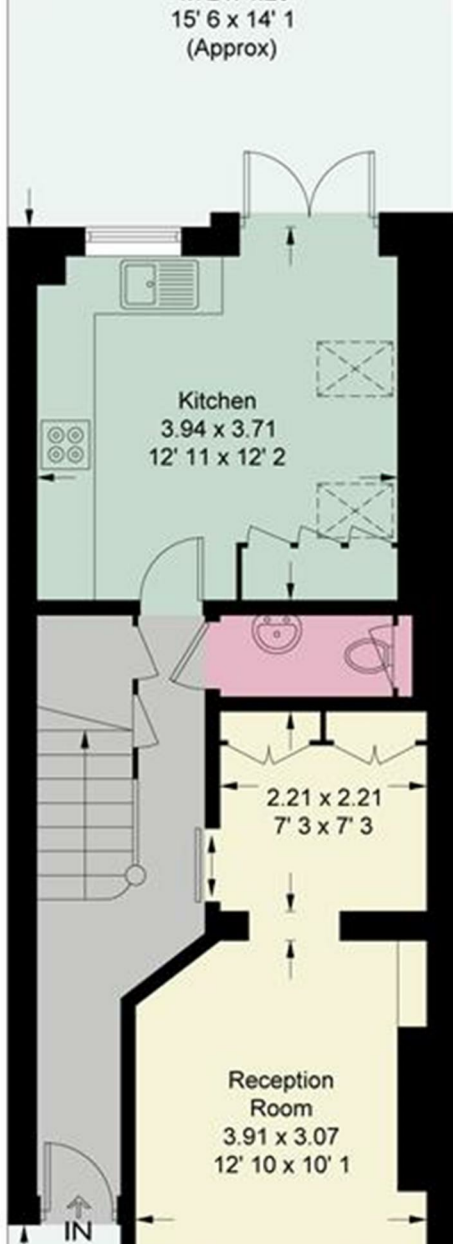


South Facing Rear Garden

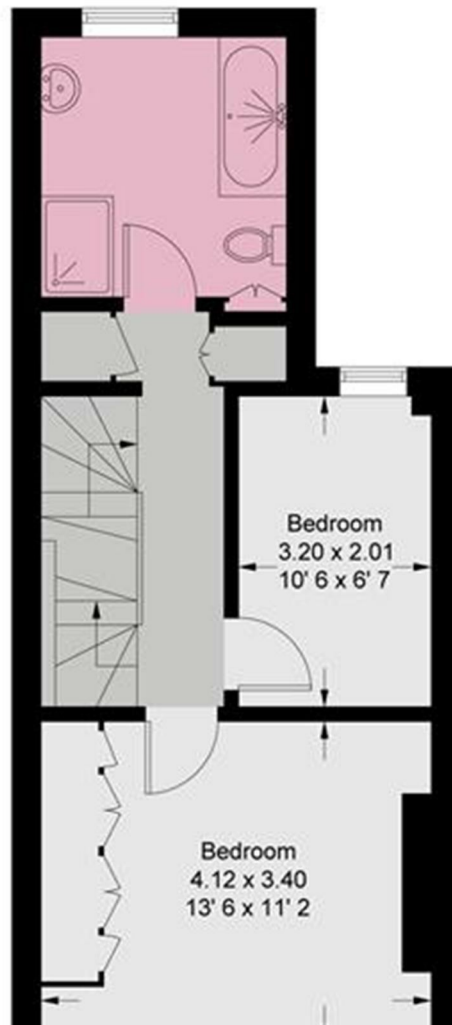


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



= Reduced headroom below 1.5m / 5'0



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		
	74	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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