



**JAMES
ANDERSON**



FOR SALE

£1,400,000

Palmerston Road, East Sheen, SW14

FOUR BEDROOMS - PARKSIDE LOCATION - SOUTH FACING GARDEN - POTENTIAL TO EXTEND

A mid terraced period home located in the desirable Parkside area of East Sheen with scope to further extend at the rear. Palmerston Road is an enviable location and is conveniently placed for the outstanding Sheen Mount Primary School, Richmond Park and Sheen Common and the area's extensive shopping, leisure and transport amenities. The ground floor comprises a large reception room with wooden flooring, followed by a second reception room with adjoining open plan kitchen. This wonderfully light room leads out to the large lawn garden with a south-west orientation. The first floor comprises the family bathroom, two double bedrooms with storage and a single bedroom. Finally the top floor encompasses a shower room and principal bedroom with built in storage.

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.

There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools, East Sheen Primary School and Thomson

-  Four Spacious Bedrooms
-  Closest To Mortlake Station (ZONE 3)
-  Two Bathrooms
-  Near To Sheen Mount Primary School
-  Large Living Room
-  Parkside East Sheen
-  Kitchen/Diner
-  South Facing Garden
-  EPC Rating D | Council Tax Band G | Freehold
-  Potential To Extend (STPP)



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

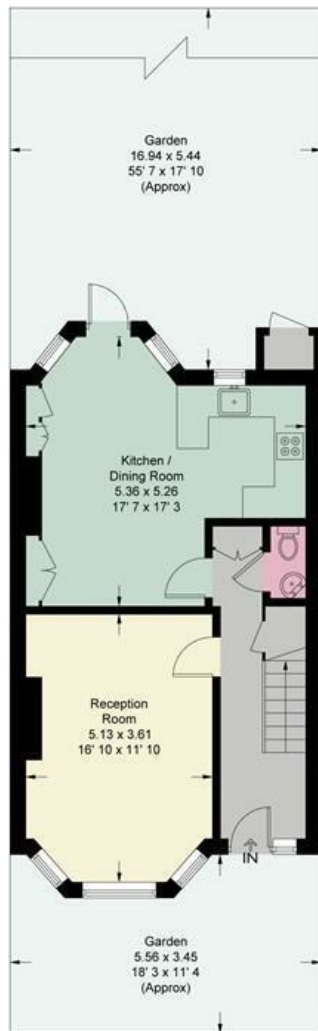
020 8876 6611

Palmerston Road

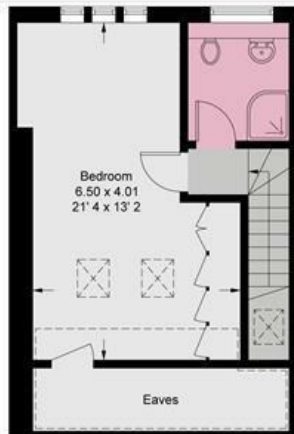
Approximate Gross Internal Area = 1541 sq ft / 143.3 sq m



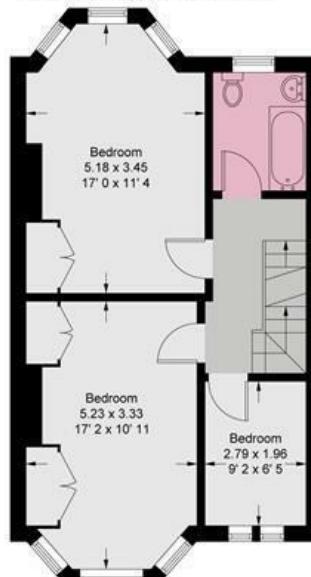
= Reduced headroom below 1.5m / 5'0"



Ground Floor
556 sq ft / 51.7 sq m



Second Floor
428 sq ft / 39.8 sq m
(Including Reduced Headroom / Eaves)



First Floor
550 sq ft / 51.1 sq m



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			77
(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		

