



JAMES  
ANDERSON



# FOR SALE

# £900,000

Princes Road, London, SW14

A period three bedroom, end of terraced house located in the desirable Royals area of East Sheen. The property comprises of a large open plan reception and fully equipped kitchen area which leads on to a charming patio garden. The first floor holds three bedrooms, a modern family bathroom as well as a spiral staircase leading to an attic den. This family home is well presented throughout and is just a short walk to Sheen high street. Sold with no onward chain, excellent potential to further extend (subject to the usual consents), this property will make for an excellent family home nestled in a quiet cul-de-sac in the heart of East Sheen.

The location:

Princes Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.



Three / Four Bedrooms



One / Modern Family Bathroom



Open Plan Reception Room



Extended Kitchen



Freehold | EPC D | Council Tax Band TBC



Just 0.3 Miles To Mortlake Station



East Sheen Primary School Catchment [OUTSTANDING]



'Royals' Location



No Chain



Potential To Further Extend (STPP)



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

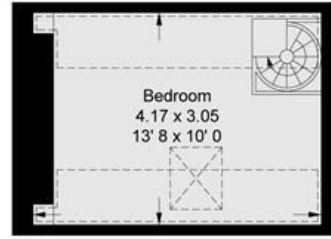
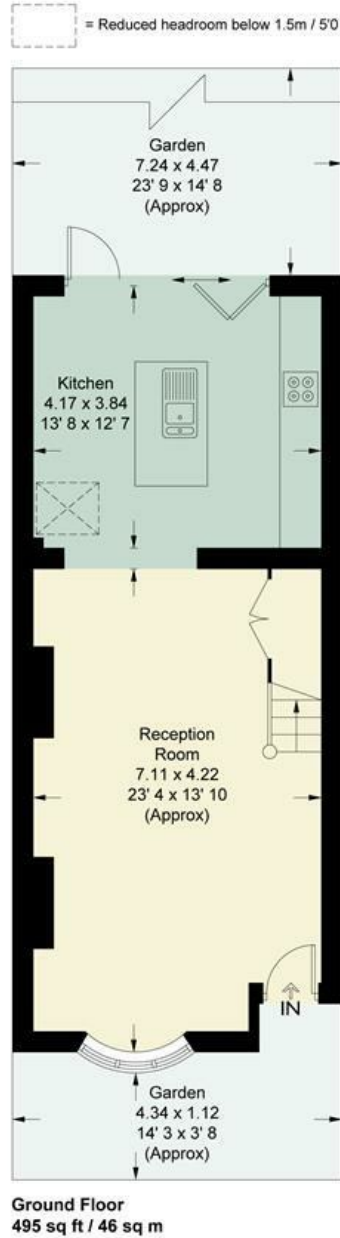
020 8876 6611

# Princes Road

Approximate Gross Internal Area = 1056 sq ft / 98.1 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 64 sq ft / 6 sq m



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**Second Floor**  
143 sq ft / 13.3 sq m  
(Including Reduced Headroom)



**First Floor**  
418 sq ft / 38.8 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

