



JAMES  
ANDERSON



## FOR SALE

**£425,000**

### Derby Road, London, SW14

A recently refurbished two double bedroom second floor apartment located moments from Sheen Common, Richmond Park and the High Street of East Sheen. This wonderfully bright home is arranged to provide two generous bedrooms with storage, a modern shaker style kitchen with solid worktops, a stunning shower bathroom and a 17ft reception room with space for dining.

Park Sheen on Derby Road is conveniently located equidistant to both East Sheen and Richmond Town Centres. For the commuter, North Sheen offer services into London Waterloo whilst District Line tube services also run from Richmond. The large expanse of Richmond Park with its acres of unspoiled grassland is within half a mile and the neighbouring Sheen Common both provide a delightful environment for walking, riding, or golf on the surrounding courses.

\*Please be advised the lease prohibits pets

Lease remaining: 993 years remaining

Service charge: £1,200 per year

Ground rent: £40 per year



Two Double Bedrooms



One Modern Shower Bathroom



Modern Shaker Style Kitchen



17ft Reception Room



Share Of Freehold | Council Tax Band D | EPC D



Excellent For Commuting In & Out Of London



Just 330 Metres From Sheen Mount Primary School



Private Residential Block



Second Floor Apartment

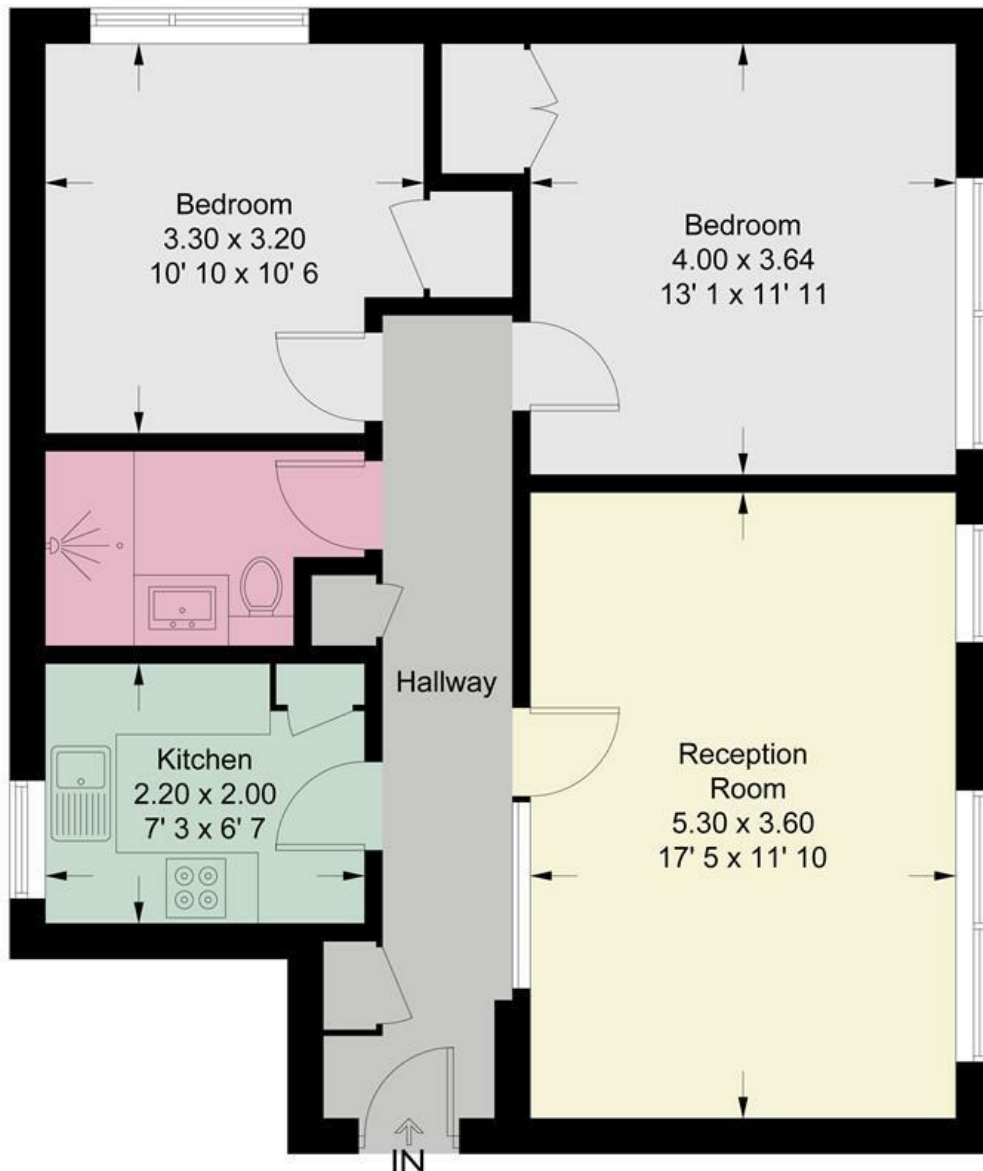


In Excess of 710 SQft




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

**020 8876 6611**



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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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 