



JAMES  
ANDERSON



**FOR SALE**

**£2,400,000**

Park Avenue, London, SW14

A delightful Edwardian semi-detached family home retaining many of its original period features, in a desirable Avenue on the Parkside of East Sheen.

Upon entering the property, you are greeted by a grand hallway complete with the original tiled floor that leads into an elegant and bright sitting room. With exceptionally tall ceilings, open fire and intricate corning and ceiling roses, this room sets a tone of sophistication and space. To the rear is an extended kitchen / dining room that is beautifully appointed and leads out to a well maintained south facing rear garden that is a lovely mix of lush lawn and mature, well-maintained borders. There is also a snug tv room and a large utility space with useful side access and a downstairs w/c. The upper floors host six generous bedrooms, a separate study, and three bathrooms with excellent storage available in the eaves.

Park Avenue is an exclusive tree-lined road situated on the park side of East Sheen, within walking distance of Palewell Common and Richmond Park. Approximately a quarter of a mile away in lies the other direction, the main East Sheen shopping centre with its wide variety of shops and restaurants. Within a few hundred yards are bus stops for Richmond, Putney, Barnes, and Hammersmith. Mortlake station just under half a mile away and less than 30 minutes journey by train to London Waterloo.



Six / Seven Bedrooms



Three Bathrooms



Two Reception Rooms



Extended Kitchen / Dining Room



Freedhold | Council Tax G | EPC Rating TBC



Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Parkside Location



Semi-Detached



80ft South Facing Garden



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

020 8876 6611

# Park Avenue

Approximate Gross Internal Area = 2570 sq ft / 238.7 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 108 sq ft / 10 sq m



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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>		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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