



JAMES  
ANDERSON



## FOR SALE

£1,295,000

Enmore Gardens, London, SW14

A well-presented period family home situated in one of Parkside's most popular residential roads. This much-loved property has accommodation arranged over three floors to provide a bay fronted through reception room, a fully equipped kitchen, downstairs w/c, four bedrooms and two bathrooms. The property further benefits from a beautifully maintained west facing garden and there is also potential to extend the property at the rear to create a large kitchen / family room (Subject to the usual consents).

Enmore Gardens is a popular tree-lined road on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is literally on your doorstep. Tower House independent boy's school is literally moments away and Ibstock private school is easily accessible. Sheen Mount primary school is just around the corner as is Sheen Common, Sheen Tennis Club, The Plough pub and The Victoria dining rooms. East Sheen town centre, Mortlake Station, local shops and restaurants plus several bus routes are all nearby.



Four Bedrooms



Two Bathrooms



Through Reception Room



Kitchen & Downstairs W/C



Freehold | EPC Rating TBC | Council Tax Band G



0.8 Miles To Mortlake Train Station



Excellent Local Schools Nearby



Parkside Location



West Facing Garden



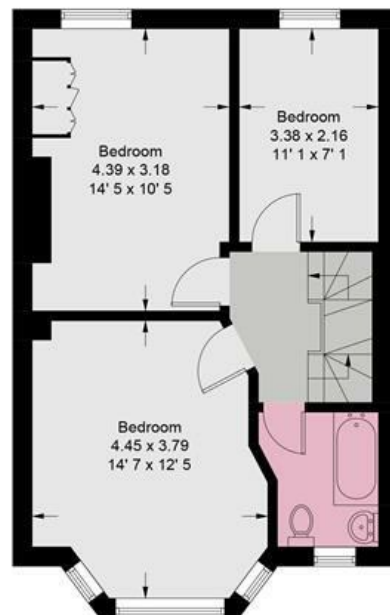
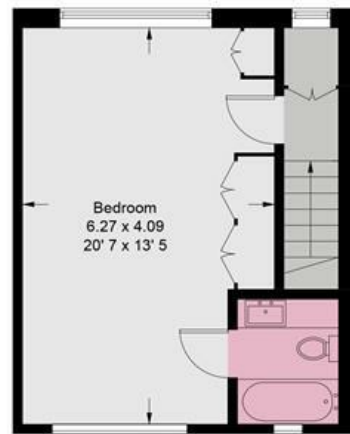
Further Potential To Extend (STPP)



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>		
(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>		
(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	

