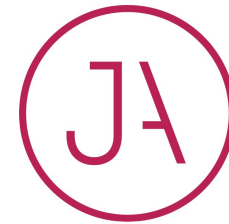




JAMES  
ANDERSON

Kings Road  
London SW14  
£1,000,000





## Kings Road London SW14

A delightful three/four bedroom period family house pleasantly situated in the popular 'Royals' area of East Sheen. The property has been extended and incorporates contemporary living spaces whilst maintaining and enhancing the traditional features.

The ground floor offers a double reception room leading into a spacious kitchen/dining area with plenty of natural light. To the first floor there are two double bedrooms and a large family bathroom with separate bath/shower. The loft conversion provides another bedroom with a separate study and ample storage built into the eaves. To the rear of the property is a pretty garden with useful rear access. There is also scope to further extend the property to the rear at ground level and also on the second floor by creating a larger loft extension (subject to the usual consents).

The immediate area is delightful, with quiet residential streets, and nearby White Hart Lane and Upper Richmond Road West offering a vibrant café culture. The OFSTED rated OUTSTANDING East Sheen Primary School is less than 0.2 miles away and the area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, and the 2,300 acres of Richmond Park also allow many pursuits such as walking, running, and riding.





































JAMES  
ANDERSON

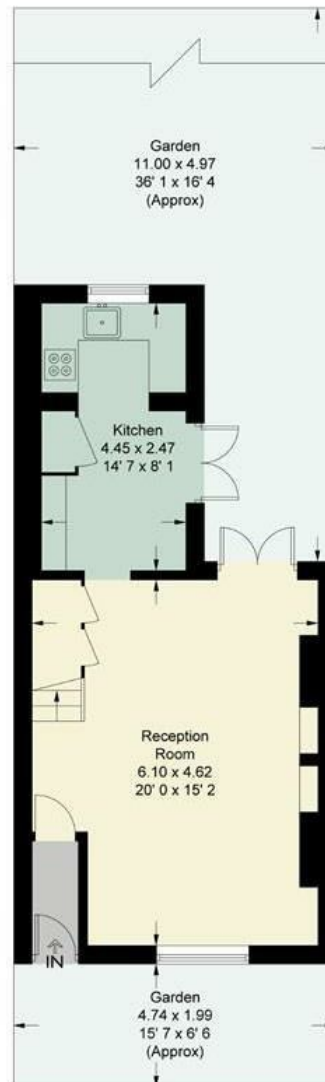


## Kings Road

Ground Floor = 40.3 sq m / 434 sq ft  
 First Floor = 35.9 sq m / 386 sq ft  
 Second Floor = 25.9 sq m / 279 sq ft  
 (Including Eaves)  
 Total = 102.1 sq m / 1099 sq ft



JAMES  
ANDERSON



= Reduced headroom below 1.5m / 5'0"



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.



363 Upper Richmond Road West  
 East Sheen  
 SW14 7NX

020 8876 6611

sales@jasheen.co.uk

www.jamesanderson.co.uk