



JAMES  
ANDERSON



**FOR SALE**

Kings Road, London, SW14

**£1,000,000**

A delightful three 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.



Three Bedrooms



One Family Bathroom



Through Reception Room



Modern Kitchen With Space For Dining



Freehold | Council Tax F | EPC Rating E



0.4 Miles To Mortlake Train Station (ZONE 3)



East Sheen Primary School Catchment



Popular 'Royals' Location



Excellent Condition Throughout



Further Potential To Extend (STPP)



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

020 8876 6611

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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



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>		
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