



JAMES  
ANDERSON



## FOR SALE

**£1,150,000**

Vernon Road, London, SW14

A charming three bedroom period family home with exceptional potential for extension, situated in a highly sought after location near Thomson House Primary School and Mortlake train station. This beautifully presented property boasts a bespoke side return extended kitchen/breakfast room, elegant period features, striking fireplaces, and high ceilings throughout.

The accommodation is arranged to offer a spacious, buggy-friendly entrance hallway, a bay-fronted double reception room, one family bathroom, two generous double bedrooms, and a large principal bedroom with fitted wardrobes. Additional benefits include gas central heating, ample storage—including a large loft—and low-maintenance front and rear gardens. The property also enjoys the advantage of rear access from Oaklands Road and holds significant potential for further extension, with the opportunity to create additional bedrooms in the loft (subject to the usual consents).

Vernon Road is a quiet residential road conveniently positioned moments from East Sheen Town Centre and its array of shops, cafes and restaurants, as well as being a short walk from Richmond Park and Mortlake Train Station.



Three Double Bedrooms



One Family Bathroom



Double Reception Room



Extended Kitchen / Breakfast Room



Freehold | EPC E | Council Tax Band



Just 0.2 Miles From Mortlake Station



Thomson House Primary School Catchment



Central Location



No Onward Chain



LOFT EXTENSION POTENTIAL (STPP)



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

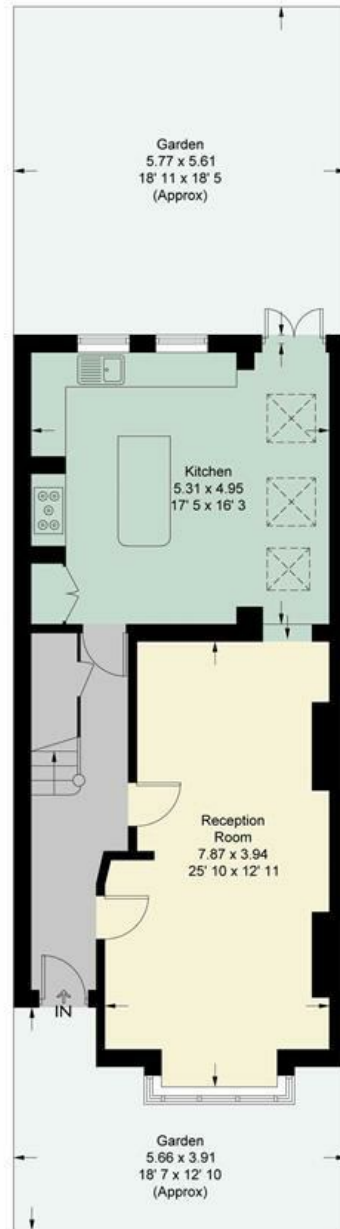
020 8876 6611

# Vernon Road

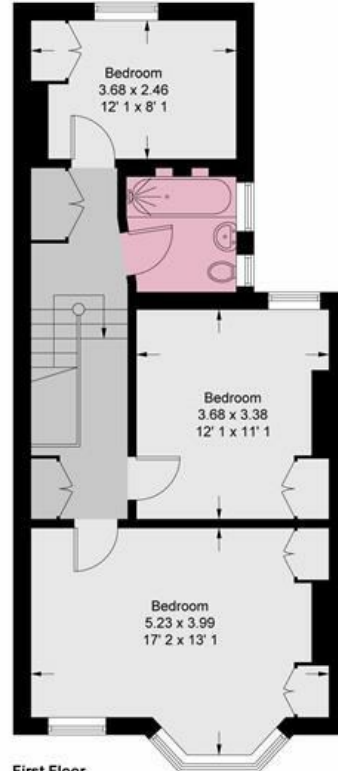
Approximate Gross Internal Area = 1306 sq ft / 121.3 sq m



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Ground Floor  
693 sq ft / 64.4 sq m



First Floor  
613 sq ft / 56.9 sq m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	70
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

