



JAMES  
ANDERSON



## FOR SALE

**£1,595,000**

### Observatory Road, East Sheen, SW14

Located on the desirable Parkside of East Sheen, this immaculate family home is just a short stroll from the outstanding Sheen Mount Primary School. Spanning three floors, the property offers generous living space and a modern layout ideal for family life.

The ground floor features a spacious entrance hall, a large formal living room, a stunning open-plan kitchen/family room with contemporary fittings, a cloakroom, and a practical utility room. On the first floor, you'll find three well-proportioned bedrooms and a stylish family bathroom. The top floor is dedicated to an impressive principal suite with an en-suite bathroom. Outside, the home boasts attractive front and rear gardens, with the rear garden extending approximately 44 feet and offering a mix of lawn and paved areas with useful rear access.

Observatory Road is ideally situated for access to East Sheen's wide range of shops, restaurants, cafés, gastro pubs, and Waitrose. Mortlake Station and multiple bus routes are within easy reach, providing excellent transport links to Central London and beyond.



Four Bedrooms



Two Bathrooms



Open Plan Kitchen / Dining Space



Separate Reception Room



Freehold | EPC D | Council Tax Band G



0.6 Miles To Mortlake Train Station



Sheen Mount Primary School Catchment



Parkside Location



In Excess of 1,800 Sqft



No Onward Chain



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

020 8876 6611

# Observatory Road

Approximate Gross Internal Area = 1802 sq ft / 167.5 sq m  
(Including Reduced Headroom / Eaves / Shed)  
Reduced Headroom / Eaves = 130 sq ft / 12.1 sq m  
Shed = 36 sq ft / 3.4 sq m

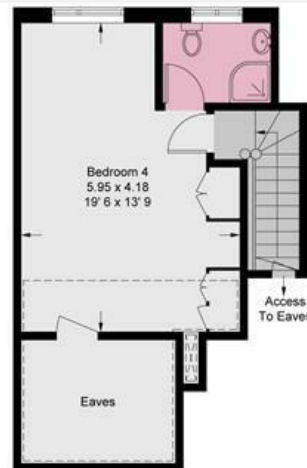


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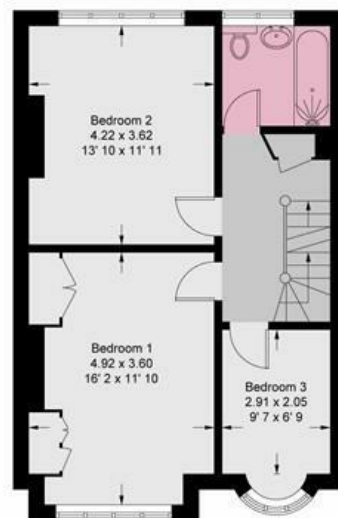
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
785 sq ft / 72.9 sq m  
(Including Reduced Headroom)



**Second Floor**  
411 sq ft / 38.2 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
570 sq ft / 53 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) <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>		
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