



JAMES
ANDERSON



FOR SALE

£695,000

Queens Road, London, SW14

Nestled in the highly sought-after Royals area of East Sheen, this well presented two-bedroom cottage offers excellent potential to further extend (STPP) and is close to outstanding local primary schools. The ground floor features a welcoming reception and dining area, leading through to a kitchen with direct access to a private west facing garden that is ideal for entertaining. Upstairs, you'll find a generously sized principal bedroom with ample fitted wardrobes, a second bedroom perfect for guests or a study, and a well-appointed bathroom with a shower over the bath. There is also versatile outbuilding at the end of the garden that would make an excellent space for a home office, gym, or studio.

Ideally located on the picturesque Queens Road, this home is just a short stroll from Mortlake Station, the boutiques and eateries of White Hart Lane, and the wide-ranging amenities of both East Sheen and Barnes. Richmond Park and the highly regarded East Sheen Primary School are also nearby, making this a superb home for professionals and families alike.



Two Bedrooms



One Bathroom



Through Reception Room



Separate Kitchen



Freehold | EPC Rating D | Council Tax Band E



0.4 Miles To Mortlake Train Station



East Sheen Primary School Catchment



Popular 'Royals' Location



Private West Facing Garden



Separate Garden Room



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

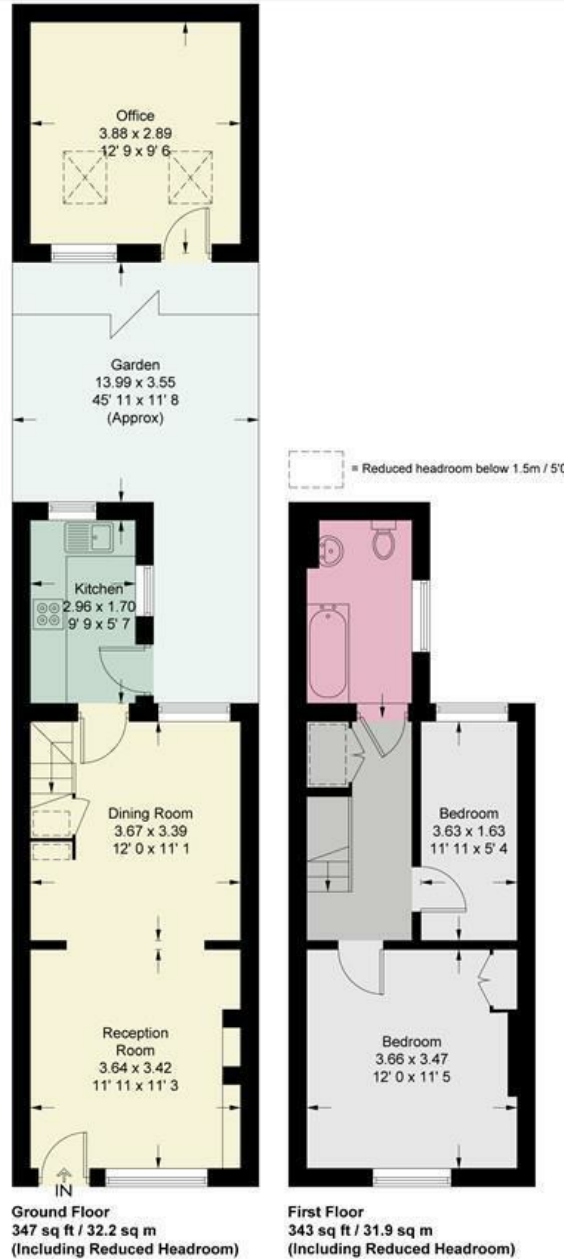
020 8876 6611

Queens Road

Approximate Gross Internal Area = 679 sq ft / 63.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1 sq m
Office = 141 sq ft / 13.1 sq m
Total = 831 sq ft / 77.2 sq m



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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		
	66	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

