



JAMES  
ANDERSON



## FOR SALE

£1,340,000

Enmore Gardens, London, SW14

\*Viewings from Saturday 13th September - Please call to view \*

A well-presented four-bedroom end-of-terrace family home, enviably positioned on one of Parkside's most desirable roads, with excellent potential for future extension (STPP).

The ground floor boasts a bright and spacious open-plan kitchen and living area, designed for modern family living and entertaining, with double doors opening onto a beautifully maintained 78ft rear garden. The first floor offers three generous bedrooms, an additional bedroom/study, and two well-appointed bathrooms, all enjoying spectacular far-reaching views across Palewell Common.

The property's private rear garden not only provides a tranquil outdoor retreat but also offers direct access onto the open green spaces of Palewell Common – a rare advantage that perfectly combines suburban living with nature on your doorstep. Furthermore, the home offers exciting long-term potential, with scope to extend at ground and second floor level, as well as the opportunity to add a garden room (subject to the usual consents).

Enmore Gardens is a highly sought-after tree-lined road on the park side of East Sheen, ideally located less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, which provides direct services to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is also within a quarter of a mile, with Palewell Common literally at the end of your garden.



Four Bedrooms



Two Bathrooms



Open Plan Living Room



Modern Kitchen



Freehold | EPC D | Council Tax Band F



Mortlake Train Station (ZONE 3)



Close to 'OUTSTANDING' Schools Including East Sheen Primary



Parkside Location



Close To Richmond Park Road



Backing On To Palewell Park



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

020 8876 6611

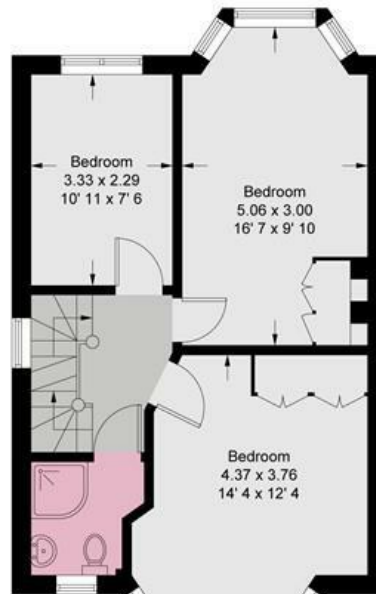
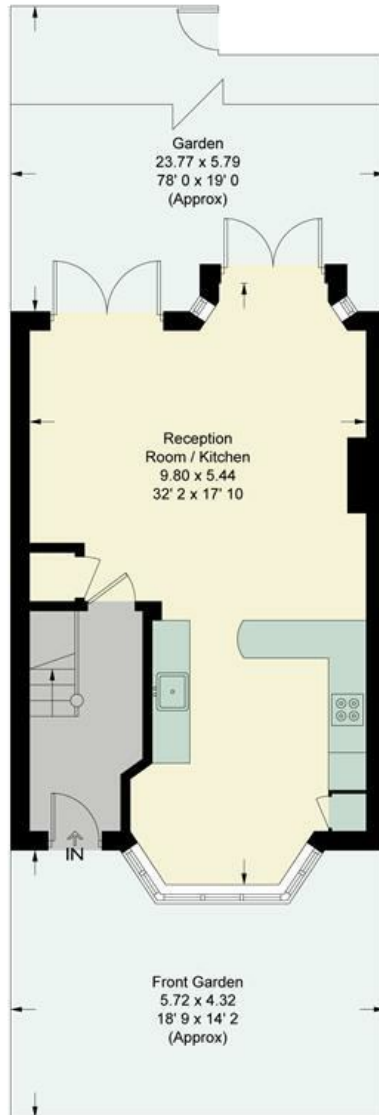
# Enmore Gardens

Approximate Gross Internal Area = 1241 sq ft / 115.3 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 22 sq ft / 2.1 sq m



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= 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.



| 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>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

