



JAMES  
ANDERSON



## FOR SALE

Penrhyn Crescent, London, SW14

A rare opportunity to purchase this stunning detached double fronted home located on Penrhyn Crescent. This property boasts not only a prime location but also excellent living space arranged over three floors.

The ground floor living space consists of a bay fronted lounge, wide entrance hallway, downstairs utility room with internal access to the garage, separate WC, separate dining room and a wonderful extended kitchen / family room with direct access to the rear garden. The upper floors host five generous bedrooms including a principal bedroom with ensuite, two further bathrooms and ample built in storage throughout. One of the highlights of this property is the large secluded rear garden and off-street parking, a coveted feature in 'park side' East Sheen.

Situated in a popular location, this home offers not just a place to live but a lifestyle. With easy access to local amenities, and transport links, this property truly combines comfort and convenience. There are many excellent schools in the general vicinity including St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Sheen Mount Primary. The 2,500 acres of Richmond Park is also just 0.5 miles away providing the perfect backdrop for a multitude of activities, from serene walks and brisk runs to thrilling riding experiences.



Five Bedrooms



Three Bathrooms



Two Reception Rooms



Extended Kitchen / Family Room



Freehold | EPC TBC | Council Tax Band G



Mortlake Station (ZONE 3)



Excellent Schools Nearby



Parkside Location



Off Street Parking



Detached House

## £2,000,000

Offers In Excess Of



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

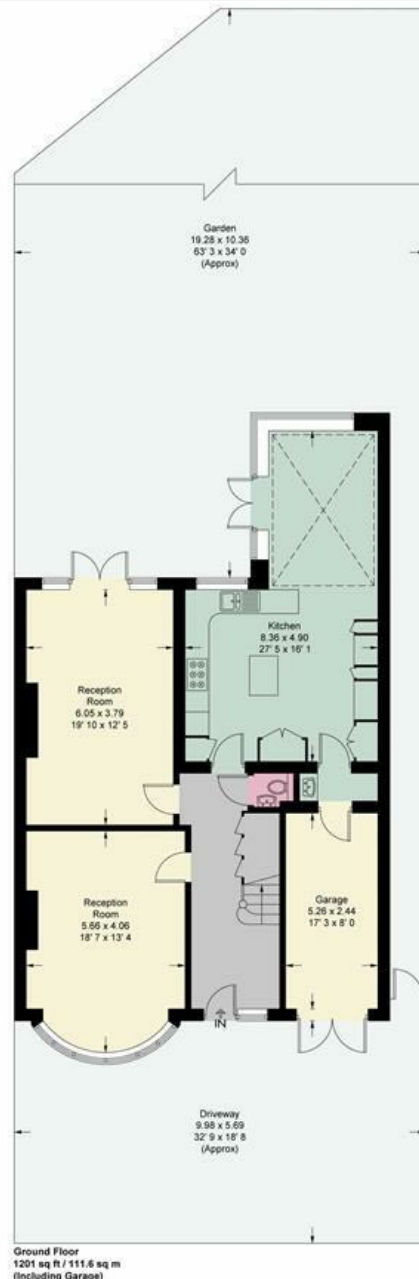
020 8876 6611

# Penhyn Crescent

Approximate Gross Internal Area = 3190 sq ft / 296.4 sq m  
(Including Reduced Headroom / Eaves / Garage)  
Reduced Headroom / Eaves = 504 sq ft / 46.8 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) <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 |           |

