



JAMES
ANDERSON

Queens Road
London SW14
£1,495,000



Queens Road London SW14

A beautifully refurbished Edwardian family home

This stunning four-bedroom Edwardian property has been recently refurbished throughout to a high standard and is ideally situated on a quiet residential street within close proximity to East Sheen Primary School.

Spanning over 1,800 Sqft the house offers an exceptional blend of period charm and contemporary living. The ground floor features a spacious double reception room with a large square bay window, bespoke built-in storage, and a striking feature gas fireplace. To the rear the property has been extended to create a beautiful open-plan living and dining area with a new bespoke fitted kitchen, flooded with natural light and perfect for modern family life. Bi-fold doors open onto a delightful west-facing garden with a smart patio ideal for entertaining and outdoor dining.

On the first floor, there is a versatile utility room which could also serve as an additional bedroom or study. The principal bedroom, a newly fitted bathroom, and a further spacious double bedroom are also located on this floor, all benefiting from excellent fitted storage. The converted loft provides two further double bedrooms, one of which features a modern en-suite shower room and a Juliette balcony overlooking the garden.

Perfectly positioned for family living, this superb home is within the current East Sheen Primary School catchment & Thomson House Primary that are both rated OFSTED OUTSTANDING. The property is also conveniently located for Mortlake, Barnes and Barnes Bridge Stations, offering direct access to Waterloo and nearby busses provide links to Hammersmith, Clapham Junction, and Richmond. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, a host of golf courses as well as the vast open spaces of Richmond Park



















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Approximate Gross Internal Area = 1810 sq ft / 168.2 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 130 sq ft / 12.1 sq m

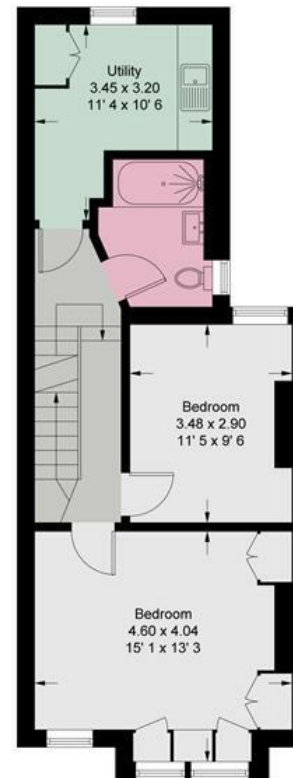


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Ground Floor
768 sq ft / 71.4 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor
535 sq ft / 49.7 sq m



Second Floor
507 sq ft / 47.1 sq m
(Including Reduced Headroom / Eaves Storage)

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.



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