



JAMES  
ANDERSON



**FOR SALE**

**£1,595,000**

Carlton Road, London, SW14

An exceptional house, finished to a truly wonderful and exacting standard, making this a standout property for the area. This four bedroom property is neatly positioned on the favoured west facing side of this pretty tree lined road, near to Sheen Mount Primary School. As soon as you enter you are immediately aware of the high end finish and quality fixtures and fittings that have been used throughout, which are particularly highlighted in the kitchen and bathrooms. The front and rear gardens are stunning and there is the added benefit of a garden home office. Carlton Road is a popular residential road moments from East Sheen High Street. Mortlake Station and the gates to Richmond Park are also just a short walk away.



Four Double Bedrooms



Freehold | Council Tax G | EPC D



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

020 8876 6611



# Carlton Road

Approximate Gross Internal Area = 1769 sq ft / 164.3 sq m  
(Including Reduced Headroom / Eaves / Garden Room)  
Reduced Headroom / Eaves = 108 sq ft / 10 sq m  
Garden Room = 65 sq ft / 6 sq m

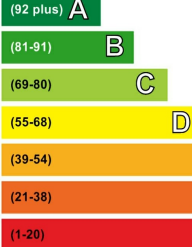




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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design 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		
England & Wales		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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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