



# FOR SALE

**£1,500,000**

**Penrhyn Crescent, London, SW14**

**Offers In Excess Of**

A well presented four-bedroom semi-detached property with off-street parking just a few hundred yards from the centre of East Sheen. This double fronted home boasts in excess of 1,950 Sqft of lateral accommodation arranged across two floors. The ground floor comprises a wide entrance hall with a formal front reception room, study, a separate dining room, kitchen/breakfast room and a downstairs shower bathroom. On the first floor there are four double bedrooms, one bathroom and plenty of built-in storage in most of the rooms. In addition, there is access to a large loft offering the incoming buyer an excellent opportunity to further extend to create additional bedrooms. Outside there is a secluded rear garden with useful side access and a paved front garden with parking for up to three cars.

Penrhyn Crescent is conveniently situated on the popular Parkside area of East Sheen and is a short walk to Mortlake station with direct access into Waterloo. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.

Four Bedrooms

Two Bathrooms

Two Reception Rooms

Kitchen / Breakfast Room

Freehold | Council Tax G | EPC D

Mortlake Train Station

Excellent Local Schools Nearby

Parkside Location

Off Street Parking

Massive Potential To Extend (STPP)





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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

