



**JAMES
ANDERSON**



FOR SALE

£1,285,000

Shalstone Road, London, SW14

A beautifully presented and exceptionally well-proportioned five-bedroom semi-detached family home, offering off-street parking and a secluded rear garden. The property has been extensively remodelled to a high standard throughout.

The accommodation comprises a separate bay-fronted reception room featuring a character fireplace, a second reception area, and a utility room with WC. To the rear, the home truly excels with an impressive extended kitchen/dining room, ideal for modern family living and entertaining, complete with full-width folding doors opening directly onto the garden. Arranged over the upper floors are five generously sized bedrooms with ample built-in storage, complemented by three contemporary bathrooms, two of which are en-suite. Externally, the front of the property provides off-street parking, suitable for an electric vehicle, while the rear boasts a low-maintenance garden with the added benefit of useful side access and storage.

Shalstone Road is ideally located for a number of highly-rated schools including the outstanding Holy Trinity, Sheen Mount and Thomson House Primary Schools. Mortlake station which provides direct access to London Waterloo is a short walk away.



Five Bedrooms



Three Bathrooms



Two Reception Rooms



Extended Kitchen / Dining Space



Freehold | EPC Rating D | Council Tax Band



0.5 Miles To Mortlake Station (ZONE 3)



Close To Excellent Local Primary Schools



Semi-Detached House



In Excess Of 2,000 Sqft



Off Street Parking



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

020 8876 6611

Shalstone Road

Approximate Gross Internal Area = 2091 sq ft / 194.3 sq m

(Including Reduced Headroom / Eaves / Shed)

Reduced Headroom / Eaves = 50 sq ft / 4.7 sq m

Shed = 51 sq ft / 4.8 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) 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	58	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

