



**JAMES
ANDERSON**



FOR SALE

£1,275,000

Thornton Road, London, SW14

Located on the favoured side of this popular road in the heart of East Sheen, this charming period family home is brimming with character and offering scope to personalise and extend (STPP). The accommodation is arranged to provide a welcoming entrance hall, a spacious bay-fronted double, downstairs w/c, and a bright and airy kitchen/breakfast room with direct access to the west facing rear garden. The upper floors include four bedrooms, a family bathroom, a further ensuite and excellent storage built into the eaves. With its enviable location, period charm, and potential for enhancement, this is a unique home not to be missed.

Thornton Road is located just moments from East Sheen's independent shops, restaurants and cafes and with a Waitrose on your doorstep and Mortlake Station just a 3 minute walk away, the location is superb. Outstanding primary schools Thompson House, East Sheen Primary and Sheen Mount Primary are all close by and Richmond Park and The River Thames are a 10 minute walk from the property.



Four Bedrooms



Two Bathrooms



Through Reception Room



Kitchen With Scope To Extend (STPP)



Freehold | Council Tax Band F | EPC Rating D



Just 0.3 Miles To Mortlake Station (24 Minutes To Waterloo)



Thomson House Primary School [OUTSTANDING]



Pretty Tree Lined Road



West Facing Garden



Potential To Extend (STPP)



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

020 8876 6611

Thornton Road

Approximate Gross Internal Area = 1620 sq ft / 150.4 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 145 sq ft / 13.5 sq m



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

