



**JAMES  
ANDERSON**



**FOR SALE**

**£1,600,000**

**Palewell Park, London, SW14**

Offered to the market for the first time in many years, this substantial period residence presents a rare and exciting opportunity to restore and convert this property back to a single home.

Located on the highly sought-after Parkside of East Sheen, the house extends over three spacious floors, offering well balanced accommodation and potential for further extension, subject to the necessary planning permissions. Whilst refurbishment is required, the home retains an abundance of period features and benefits from a generous east facing garden, with access to a large double garage at the rear. This is a truly rare opportunity to breathe new life into a grand period home and create a bespoke residence rich in charm, character, and individuality.

Palewell Park is a beautiful tree-lined road positioned in excellent proximity to Richmond Park and Sheen Common, and close Sheen Mount Primary School (GOOD), East Sheen Primary & Thomson House Primary (BOTH OUTSTANDING). The property is perfectly placed for the extensive shopping and leisure amenities of East Sheen, including Waitrose, along with an excellent selection of gastro pubs, restaurants and coffee shops.

Commuters are equally well served, with Richmond Station, North Sheen Station and Mortlake Station all within easy reach, as well as convenient bus links providing swift access into Central London.



Four / Five Bedrooms



Two Bathrooms



Currently Arranged As Two Flats



POTENTIAL TO CONVERT TO ONE HOUSE (subject to usual consents)



Freehold | EPC D | Council Tax Bands D/E



0.4 Miles To Mortlake Train Station



Several Excellent Local Primary Schools Nearby



Parkside Location



Separate Double Garage



No Onward Chain



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

020 8876 6611

# Palewell Park

Approximate Gross Internal Area = 1955 sq ft / 181.7 sq m  
 (Including Reduced Headroom / Garage)  
 Reduced Headroom = 13 sq ft / 1.2 sq m  
 Garage = 265 sq ft / 24.6 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

