



**JAMES
ANDERSON**



FOR SALE

£1,195,000

Shalstone Road, London, SW14

A recently extended and beautifully updated four-bedroom, two-bathroom family home, finished to a high standard throughout and offering exceptional living space.

The property features a wide and welcoming entrance hallway, leading to a spacious open plan kitchen and family room, perfectly designed for modern living. This impressive space provides ample room for dining and entertaining, with bi-folding doors opening directly onto a sunny south-facing rear garden, creating a seamless indoor-outdoor flow. A large downstairs W/C and separate utility room add further practicality. Upstairs, the accommodation comprises four well-proportioned bedrooms and two stylish, well-appointed bathrooms, ideal for family life. Externally, the south-facing garden is a real highlight, complemented by a garden home office as well as useful rear access.

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.



Four Bedrooms



Two Bathrooms



Open Plan Living Space



Modern Kitchen With High End Appliances



Freehold | EPC C | Council Tax Band E



0.6 Miles To Mortlake Station (Circa 13 Minute Walk)



Close To Sheen Mount, Thomson House & Holy Trinity Schools



Pretty Tree Lined Road



50ft South Facing Rear Garden



Separate Garden Room



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

020 8876 6611

Shalstone Road

Approximate Gross Internal Area = 1707 sq ft / 158.6 sq m
(Including Reduced Headroom / Eaves / Garden Room / Store)

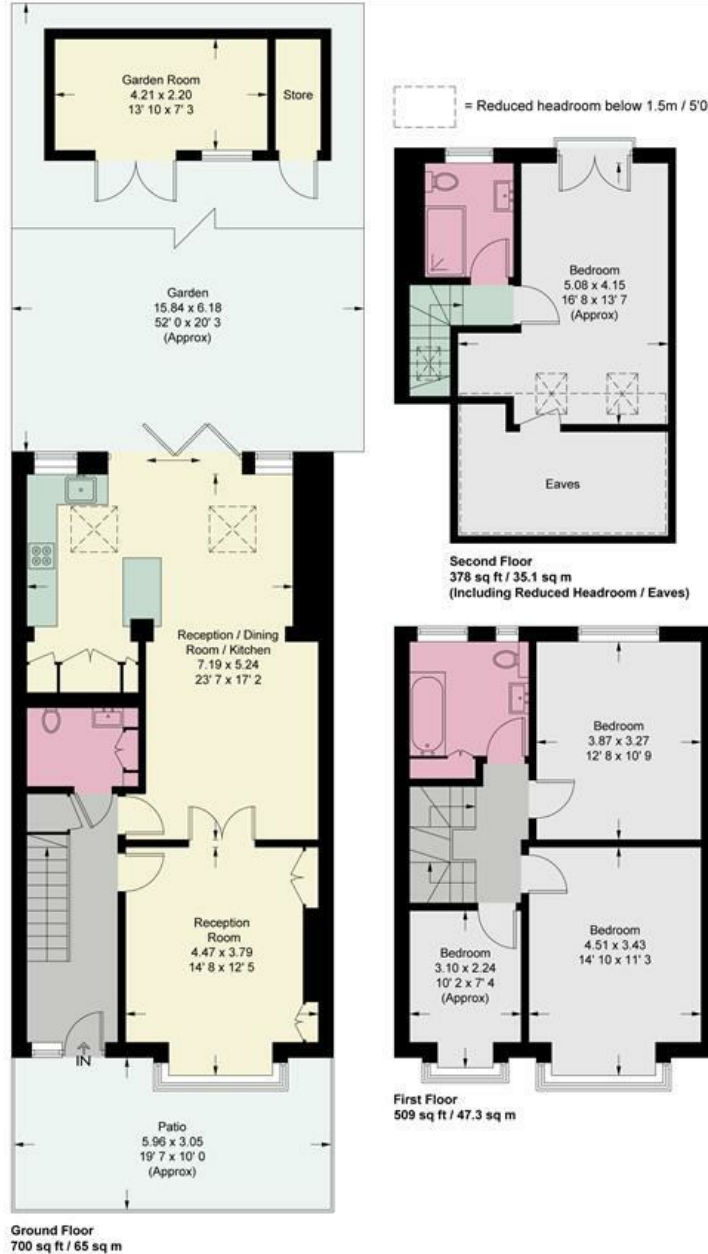
Reduced Headroom / Eaves = 120 sq ft / 11.2 sq m

Garden Room = 99 sq ft / 9.2 sq m

Store = 21 sq ft / 2 sq m



**JAMES
ANDERSON**



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		70	
(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		

