



**JAMES  
ANDERSON**



## FOR SALE

**£1,500,000**

Observatory Road, London, SW14

\*Please call to book your appointment\*

A beautifully refurbished end of terrace family home, finished to an exceptional contemporary standard, ideally positioned on this highly sought-after Parkside road.

This stunning home opens into a wide and welcoming entrance hallway, setting the tone for the quality and space found throughout. The property offers four well-proportioned bedrooms, including a generous principal bedroom, complemented by two stylish, modern bathrooms finished to a high specification, as well as a convenient downstairs W/C. A separate utility room on the first floor adds practicality for day-to-day living.

The true heart of the home is the impressive open plan kitchen, dining and family space flooded with natural light. This superb area is perfect for both everyday living and entertaining, with two log burners, ample storage and



Four Bedrooms



Two Modern Bathrooms



Through Reception Room With Log Burner



Open Plan Kitchen / Dining Space



Freehold | Council Tax Band | EPC Rating D



0.6 Miles To Mortlake Train Station (ZONE 3)



Just 350 Yards To Sheen Mount Primary School (approx)



Laundry Room



End Of Terrace



Potential To Further Extend (STPP)



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

020 8876 6611

# Observatory Road

Approximate Gross Internal Area = 1555 sq ft / 144.4 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom = 23 sq ft / 2.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>60</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <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>			
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