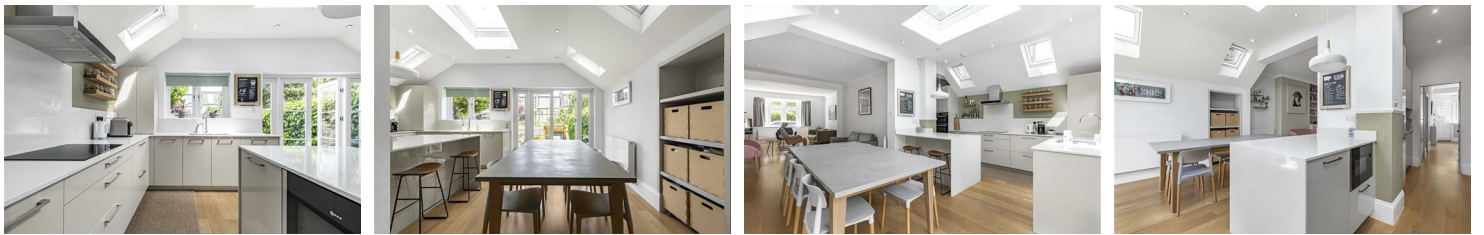




**JAMES  
ANDERSON**



## FOR SALE

**£1,550,000**

### Observatory Road, London, SW14

Situated on a highly sought-after Parkside road, this beautiful four-bedroom mid-terraced home blends elegant period charm with stylish modern living. Boasting high ceilings, original features and an abundance of natural light throughout, the property offers generous and well-balanced living space arranged over three floors.

The house is approached via a welcoming front garden leading into a wide and impressive entrance hall. To the front of the ground floor is a spacious reception room featuring a large bay window, creating a bright and inviting living area. To the rear, a contemporary dining space flows seamlessly into a sleek, smartly designed kitchen overlooking the private garden.

The first floor comprises a generous landing, two double bedrooms, a third bedroom and a beautifully appointed family bathroom. The second floor hosts an additional double bedroom complete with a modern en-suite shower room and useful built in storage.

Observatory Road is one of the most desirable roads in the Parkside area, ideally positioned for the amenities of the high street, excellent transport links from Mortlake Station, and the outstanding Sheen Mount Primary School. The open green spaces of Sheen Common and Richmond Park are just a short walk away, offering exceptional outdoor leisure opportunities.

-  Four Bedrooms
-  Two Modern Bathrooms
-  Open Plan Living / Family Space
-  Modern Fully Equipped Kitchen
-  Freehold | EPC D | Council Tax Band G
-  0.6 Miles To Mortlake Train Station
-  Close To Sheen Mount Primary School
-  'Parkside' Location
-  No Onward Chain
-  Beautifully Presented Throughout



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

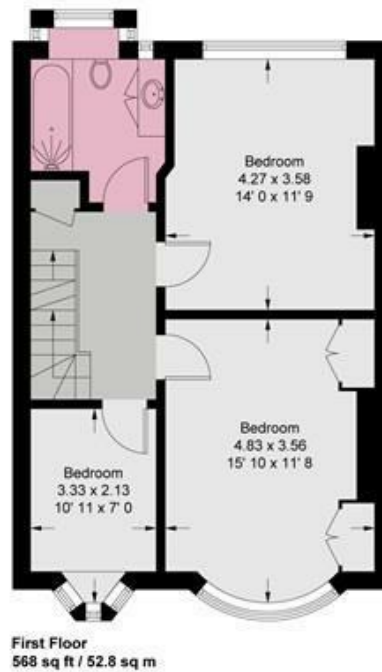
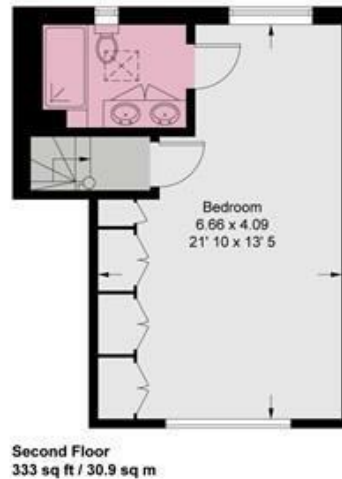
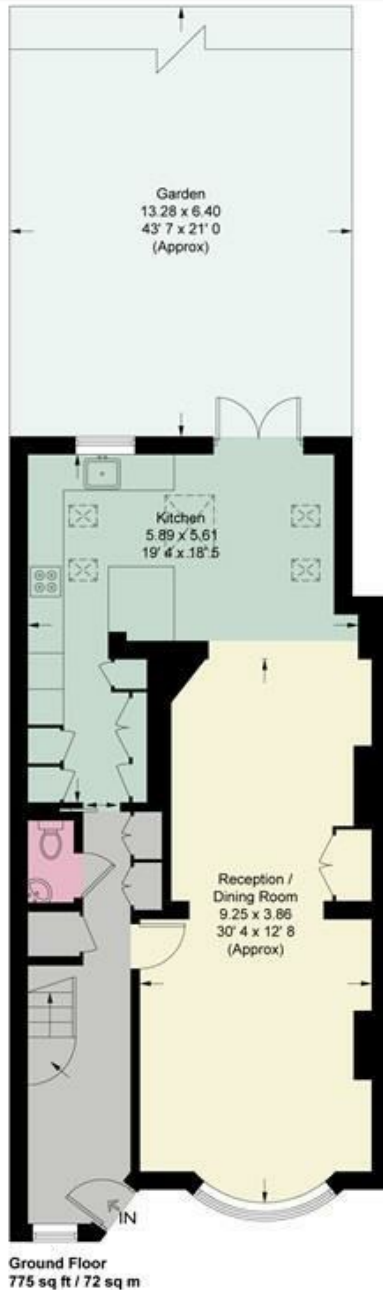
020 8876 6611

# Obervatory Road

Approximate Gross Internal Area = 1,697 SQft / 157.6 SQm



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
<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	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

