



JAMES
ANDERSON



FOR SALE

£1,100,000

Queens Road, London, SW14

A fantastic three-bedroom Victorian family home, ideally positioned within the sought-after 'Royals' area of East Sheen, just a short walk from Mortlake Station and the excellent local amenities.

The property opens into a welcoming entrance hall, leading through to a generous double reception room. The spacious reception provides an excellent entertaining space, with plenty of natural light and room for both formal and relaxed family living. To the rear of the house is a contemporary, fully fitted kitchen with a dedicated dining area, creating the perfect hub for everyday life and entertaining. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers three well-proportioned double bedrooms, each providing comfortable accommodation for family living.

The property also presents excellent potential for further enlargement, subject to the usual planning consents. With many neighbouring homes having undergone significant extensions, there is an exciting opportunity for a purchaser to increase the living accommodation and tailor the property to their own requirements, potentially adding considerable value in the process.

Perfectly placed to enjoy everything East Sheen has to offer, the property is within easy walking distance of the vibrant shops, cafés, restaurants and independent boutiques of central East Sheen and White Hart Lane. Families will also appreciate the close proximity to East Sheen Primary School, as well as the nearby green open spaces of Richmond Park and the River Thames.



Three Double Bedrooms



One Family Bathroom



Double Reception Room With Feature Fireplace



Kitchen With Separate Utility & Guest W/C



Freehold | EPC Rating C | Council Tax Band F



0.4 Miles To Mortlake Station (24 Minutes To Waterloo)



Close To East Sheen Primary School [OUTSTANDING]



Popular 'Royals' Location



West Facing Rear Garden



Significant Potential To Extend (STPP)



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

020 8876 6611

Queens Road

Approximate Gross Internal Area = 1230 sq ft / 114.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 9 sq ft / 0.9 sq m

Total = 1239 sq ft / 115.1 sq m



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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		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

