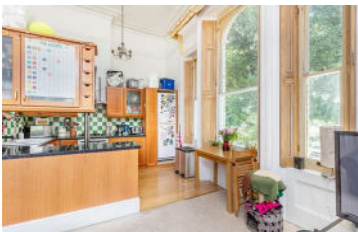




JAMES
ANDERSON



FOR SALE

£425,000

Derby Road, London, SW14

A superb two bedroom apartment set within a beautiful period building on the highly desirable Park Side of East Sheen just moments from Sheen Mount Primary School. This wonderfully light property is located on the raised ground floor with accommodation arranged to provide entrance hallway, living room open plan to a fully equipped kitchen, one bathroom and two good sized bedrooms. Further benefits include excellent storage throughout, communal gardens and off-street parking. Sheen Mount Primary School, Richmond Park and excellent links into the city as well as all of the Upper Richmond Road's shops, bars and restaurants being only a short walk away. Lease and service charge information is available on request.



Two Bedrooms



One Bathroom



Open Plan Living Room



Fully Equipped Kitchen



EPC Rating D



Mortlake & North Sheen Station



Sheen Mount Primary School



East Sheen Park Side Location



Off Street Parking



Grade Listed Building





Raised Ground Floor
568 sq ft / 52.8 sq m
(Including Reduced Headroom)

Mezzanine
64 sq ft / 5.9 sq m

Furness Lodge

Approximate Gross Internal Area = 668 sq ft / 62 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 674 sq ft / 62.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	61	79
England & Wales	EU Directive 2002/91/EC	

