



JAMES
ANDERSON



FOR SALE

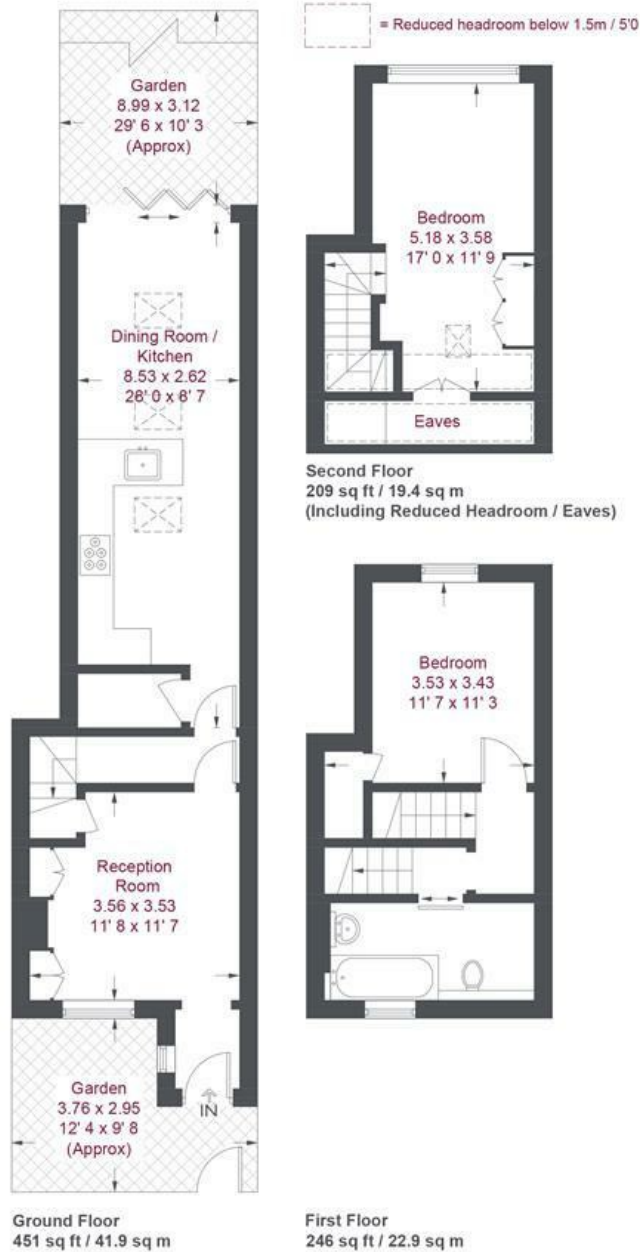
£650,000

Alexandra Road, SW14

An extended period cottage with a west facing garden situated on a popular residential road. The property combines charm, character and warmth with modern contemporary design with accommodation arranged to provide a lounge with bespoke storage and original fireplace, a very useful separate utility area and a light and airy kitchen/ breakfast room of which the back is fully glazed with bi-fold doors onto the private landscaped garden. The kitchen area features integrated appliances, practical storage solutions with skylights. The first floor comprises double bedroom with integrated storage, landing, bathroom comprising walk in shower and a full sized bath, stairs leading up to the principal bedroom in the fully converted loft area with ample eaves storage. The house also features double-glazed sash windows, wood flooring and period fireplaces. Alexandra Road is a convenient location close to local schools, shops and Mortlake Station. Palewell Common, Richmond Park and The River Thames are all nearby. There are two highly regarded and OFSTED rated 'outstanding' Primary schools within easy reach.

-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Open Plan Kitchen / Dining Room
-  EPC Rating C
-  Near Mortlake Station
-  Close to Thompson House Primary
-  Sought After Location
-  Private west facing garden
-  Victorian Cottage





Alexandra Road

Approximate Gross Internal Area = 861 sq ft / 80 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 45 sq ft / 4.2 sq m
 Total = 906 sq ft / 84.2 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
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C		<div style="text-align: center;"> 70 </div>	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C		<div style="text-align: center;"> 67 </div>	
(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		

