



**JAMES
ANDERSON**








FOR SALE

£399,950

Derby Road, London, SW14

A well apportioned third floor purpose built two bedroom apartment forming part of this popular development on the Parkside of East Sheen. The property is well presented throughout and offers two double bedrooms, a large living room, modern kitchen and bathroom. Outside there are well tended communal gardens. The property is ideally located for access into East Sheen offering numerous excellent shops and coffee bars and Mortlake mainline railway station providing direct access into Central London. Richmond Park is of course also close by and there are excellent schools in the local area. Sheen Mount School is also closeby. Lease and service charge information is available on request.

-  Two Double Bedrooms
-  One Bathroom
-  One Reception Room
-  Fully Equipped Kitchen
-  EPC Rating E

-  Overground Stations Nearby
-  Close To Sheen Mount Primary School
-  East Sheen Parkside Location
-  Share Of Freehold
-  No Onward Chain



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

020 8876 6611

PARK SHEEN, DERBY ROAD, SW14

Approx. gross internal area
732 Sq Ft. / 68.0 Sq M.



THIRD FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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>			
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>			
England & Wales		EU Directive 2002/91/EC	

