



**JAMES
ANDERSON**



FOR SALE

£1,375,000

Palmerston Road, London, SW14

A wonderful Edwardian four bedroom family home located on a sought after road on the Parkside of East Sheen.

This charming property offers a wealth of original features and comprises; wide entrance hallway with original wood flooring featured throughout the ground floor, large bay fronted reception room with feature fireplace, second sitting room with fire place and open plan kitchen/ dining room with bespoke fitted kitchen with under floor heating and bi-fold doors to the garden.

The garden has a southerly aspect and is unusually open and not over-looked for the road and there is a useful fitted utility area added to the kitchen and under stairs WC complete the desirable ground floor.

The first floor continues to impress with two generous double bedrooms one with fitted wardrobes, a single bedroom and a stylish family bathroom with attractive stained original wood floors. To the top floor is an impressive bright spacious fourth bedroom in a large loft extension with high ceilings, with Juliet balcony, eaves storage and a modern shower and bathroom.

Palmerston Road is within walking distance to the shops and restaurants of East Sheen , 0.5 miles to Mortlake Train station and is close to outstanding local schools and Richmond Park. The Plough Pub is around the corner and it is a short walk to the Ofsted rated outstanding Sheen Mount School, the Thames and all the bus routes in to Richmond and towards Putney.



Four Bedrooms



Two Bathrooms



Two Reception Rooms



Open Plan Kitchen / Living



EPC Rating C



Easy Access To Mortlake Station



Excellent Schools Nearby



Parkside Location



South Facing Garden



Over 1,700 SQft



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Palmerston Road

Approximate Gross Internal Area = 1714 sq ft / 159.2 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 34 sq ft / 3.2 sq m
 Total = 1748 sq ft / 162.4 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			
(81-91) B			
(69-80) C			
(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	69	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

