



**JAMES
ANDERSON**



FOR SALE

£895,000

Shalstone Road, London, SW14

A three bedroom end terrace family home requiring modernisation situated within easy reach of the town centre of East Sheen. The property is arranged over two floors and offers spacious accommodation on each of them. The ground floor provides a good size entrance hall, a through reception room and a kitchen whilst the first floor offers three good size bedrooms and a family bathroom. To the rear is an excellent south facing garden with a separate garden room and useful side access. The property offers the opportunity to extend both to the ground floor and into the loft area subject to usual local authority consents. Shalstone Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.



Three Bedrooms



One Bathroom



Through Reception Room



Kitchen



EPC Rating



Mortlake Station



Excellent Schools Nearby (Holy Trinity/Thomson House/Darell Primary)



Popular Residential Location



76ft South Facing Garden



Huge Potential To Extend (STP)



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

020 8876 6611



Ground Floor
566 sq ft / 52.6 sq m



First Floor
498 sq ft / 46.3 sq m

Shalstone Road

Approximate Gross Internal Area = 1064 sq ft / 98.9 sq m

Garden Room = 98 sq ft / 9.1 sq m

Total = 1162 sq ft / 108 sq m

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
<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		
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