FOR SALE

£1,900,000

Palewell Park, London, SW14

A substantial six-bedroom semi-detached house with off street parking and an 80ft west facing garden . The property has retained much of its original charm and offers over 2,700 sqft of accommodation arranged across three floors. There is currently six good sized bedrooms, a separate dressing room and w/c, two reception rooms, a modern extended kitchen/dining room, a separate utility, a large family bathroom, a further separate shower room and a fantastic 80ft west facing garden with a jacuzzi hot tub. There are a number of additional benefits to note including double glazed sash windows to the front, off street parking for two cars and also potential to extend the property further (subject to the usual local authority consents). Palewell Park is a highly regarded and sought-after Parkside road in the heart of East Sheen near Palewell Common. There is easy access to local shops, Richmond Park, several Outstanding Primary Schools as well as Mortlake Station and The River Thames.

- Six Bedrooms
- One Family Bathroom
- Two Reception Rooms
- Extended Kitchen / Dining Room
- EPC Rating D

- Mortlake Station
- Outstanding Local Schools
- Popular Tree Lined Road
- In Excess of 2,700 SQft
- West Facing Garden & Off Street Parking

N

Garden
24.74 x 8.59
81' 2 x 28' 2
(Approx)

Dining Room /
Conservatory
8.05 x 4.93
26' 5 x 16' 2

Reception
Room
5.00 x 3.05
16' 5 x 10' 0

Kitchen
4.95 x 3.91
16' 3 x 12' 10

Reception
Room
5.79 x 3.89
19' 0 x 12' 9

IN

Garden
8.46 x 6.15
27' 9 x 20' 2
(Approx)

Ground Floor
1236 sq ft / 114.8 sq m

Bedroom
3.84 x 3.07
12' 7 x 10' 1

Bedroom
4.95 x 3.89
16' 3 x 12' 9

Void

Bedroom
5.99 x 3.89
19' 8 x 12' 9

Bedroom / Office /
Walk In Wardrobe
2.72 x 2.01
8' 11 x 6' 7

First Floor
776 sq ft / 72.1 sq m
(Excluding Void)

Bedroom
5.08 x 3.99
16' 8 x 13' 1

Void

Bedroom /
Office
3.10 x 2.82
10' 2 x 9' 3

Bedroom
6.02 x 3.99
19' 9 x 13' 1

Second Floor
758 sq ft / 70.4 sq m
(Excluding Void)

Palewell Park

Approximate Gross Internal Area = 2770 sq ft / 257.3 sq m
(Excluding Void)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales   EU Directive 2002/91/EC