FOR SALE

£1,400,000

Elm Road, London, SW14

A beautifully refurbished five bedroom period family home in the heart of East Sheen. This wonderful property has been remodelled and extended by the current owners to include four double bedrooms, a separate study, two modern bathrooms, a double reception room with feature fireplace and a stunning extended kitchen family room that opens directly onto a landscaped rear garden. There are a number of additional benefits to note including high ceilings, original wooden flooring. refurbished sash windows and ample built in storage including a cellar beneath the kitchen. Elm Road is just moments from all of East Sheen's independent shops, restaurants and cafes and with a Waitrose on your doorstep and Mortlake Station just a 3 minute walk away, the location is superb. Outstanding primary schools Thompson House, East Sheen Primary and Sheen Mount Primary are all close by and Richmond Park and The River Thames are a 10 minute walk from the property.

- Five Bedrooms
- Two Bathrooms
- Through Reception Room
- Beautiful Extended Kitchen Family Room
- EPC Rating D

- Mortlake Station Nearby
- Thomson House Primary School
- Pretty Residential Road
- In Excess of 1,900 sqft
- 30ft Rear Garden

Shed

Garden
9.14 x 5.54
30' 0 x 18' 2
(Approx)

Dining Room /
Kitchen
7.67 x 5.11
25' 2 x 16' 9

HATCH

Bedroom
2.90 x 2.41
9' 6 x 7' 11

Storage

Ground Floor
35 sq ft / 3.3 sq m

= Reduced headroom below 1.5m / 5'0

Bedroom
6.48 x 4.27
21' 3 x 14' 0

Bedroom
3.66 x 3.66
12' 0 x 12' 0

Reception
Room
8.79 x 3.61
28' 10 x 11' 10

Study
2.16 x 1.63
7' 1 x 5' 4

Bedroom
4.98 x 3.68
16' 4 x 12' 1

Eaves

Second Floor
375 sq ft / 34.8 sq m
(Including Reduced Headroom / Eaves)

IN

First Floor
602 sq ft / 55.9 sq m

Garden
Extends To
8' 11 (2.72)

Ground Floor
892 sq ft / 82.9 sq m

Elm Road

Approximate Gross Internal Area = 1864 sq ft / 173.2 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 40 sq ft / 3.7 sq m
Shed = 13 sq ft / 1.2 sq m
Total = 1917 sq ft / 178.1 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
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

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