



JAMES
ANDERSON



FOR SALE

£1,400,000

Martindale, London, SW14

A spacious and charming four bedroom period house located close to Richmond Park and Sheen Mount Primary School on one of the most sought after roads in the area. The property is offered for sale for the first time in over 40 years and has retained much of its original character including original wood flooring, sash windows and fireplaces. The ground floor benefits from a spacious entrance hallway, a separate reception room, open kitchen and dining room and a conservatory with access to a mature west facing rear garden. On the first floor, there are three bedrooms, family bathroom and stairs leading to a further double bedroom in the extended loft. Martindale is ideally located for Richmond Park and Palewell Common, and is also benefits from being within walking distance to the local amenities of East Sheen and Mortlake Station. The closest primary school is Sheen Mount.

-  Four Bedrooms
-  One Bathroom
-  Separate Reception Room
-  Kitchen / Dining Room
-  EPC Rating E
-  Mortlake Station
-  Sheen Mount Primary School
-  Parkside Location
-  West Facing Garden
-  Potential To Extend (STP)



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

020 8876 6611



Ground Floor
736 sq ft / 68.4 sq m



Second Floor
420 sq ft / 39 sq m
(Including Reduced Headroom / Eaves)



First Floor
612 sq ft / 56.9 sq m

Martindale

Approximate Gross Internal Area = 1620 sq ft / 150.5 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 148 sq ft / 13.8 sq m

Total = 1768 sq ft / 164.3 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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	

