



**JAMES
ANDERSON**








FOR SALE

£760,000

Stanley Road, East Sheen, SW14

This is a gorgeous cottage which has been stylishly remodelled and extended to provide a wonderful home that perfectly combines charm and character with modern design. The living space includes a spacious reception room, extended kitchen-diner, contemporary family bathroom, landing area with storage and three bedrooms. Period features are maintained throughout the property such as sash windows, wood flooring and fireplace. There is a good sized private garden to the rear with mature shrubs, storage shed and a patio area. The property is located on a quiet and highly sought after residential road on Parkside, just moments away from both the 'outstanding' Sheen Mount Primary School and Sheen Common.

-  Three Bedrooms
-  One Bathroom
-  Through Reception Room
-  Extended Kitchen / Dining Room
-  EPC Rating D

-  Mortlake & North Sheen Station
-  Sheen Mount Primary School Catchment
-  Parkside East Sheen
-  Freehold
-  Private Garden



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

020 8876 6611



Stanley Road

Approximate Gross Internal Area = 729 sq ft / 67.8 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		67	73
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

