



**JAMES
ANDERSON**



FOR SALE











£650,000

Queens Road, London, SW14

Asking Price

A beautifully presented two bedroom period cottage situated in the heart of the 'Royals' area of East Sheen. The property is presented in beautiful order throughout. Arranged over two floors the ground floor provides a stunning through reception room with a wood burning stove and wooden floors leading to a superbly fitted kitchen which in turn opens out to a pretty westerly facing rear garden. The first floor offers two double bedrooms and a large family bathroom with a full-size bath and over head shower. The rear garden has been landscaped to include paving which in turn leads to a very useful home office/studio. The property is ideally located in the heart of the 'Royals' area of East Sheen and is therefore extremely convenient for the extensive shops, restaurants, gastro pubs and coffee shops in the area. Mortlake station is also easily accessible as are a number of excellent local schools.

Council Tax band E.

-  Two Double Bedrooms
-  One Modern Bathroom
-  Open Plan Reception Room
-  Fully Fitted Kitchen
-  Freehold | EPC Rating D | Council Tax E
-  Mortlake Station
-  East Sheen Primary School (OFSTED OUTSTANDING)
-  Popular 'Royals' Location
-  West Facing Garden
-  No Onward Chain



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

020 8876 6611

Queens Road

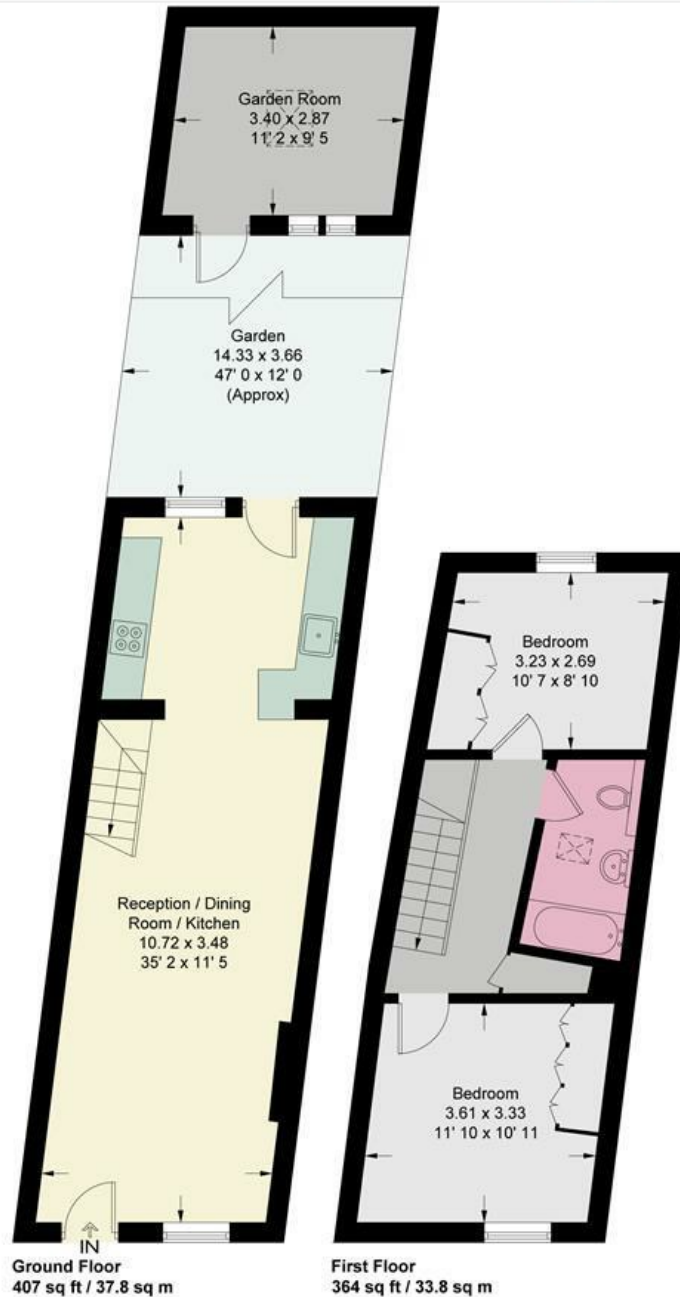
Approximate Gross Internal Area = 771 sq ft / 71.6 sq m

Garden Room = 110 sq ft / 10.2 sq m

Total = 881 sq ft / 81.8 sq m



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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			87
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

