



JAMES
ANDERSON



FOR SALE

£695,000

Queens Road, London, SW14

A pretty terraced cottage located in the popular 'Royals' area of East Sheen. This charming house does require updating and offers a fantastic opportunity for a prospective purchaser to design and create their own home. The accommodation comprises a through reception with feature fireplace, large downstairs bathroom, kitchen with a range of base and eye level units and a separate dining space. The first floor provides two double bedrooms, one with built in wardrobes and access to a large loft area ideal for storage. Outside, the property boasts a 51ft rear garden with space to create a home office and with useful rear access. The property will be sold with no onward chain and viewings are highly recommended.



Two Double Bedrooms



One Bathroom



Through Reception Room



Kitchen



Freehold | EPC Rating D | Council Tax E



Near To Mortlake Station (Zone 3)



East Sheen Primary School Catchment



Popular 'Royals' Location



Freehold



No Onward Chain



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

020 8876 6611

Queens Road

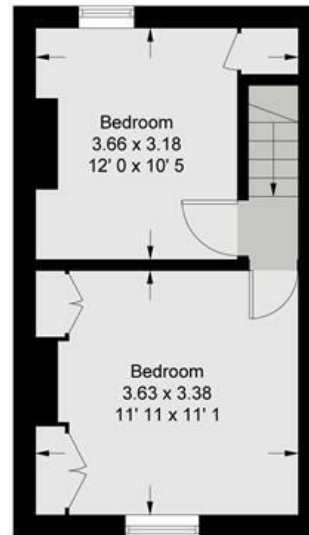
Approximate Gross Internal Area = 732 sq ft / 68.1 sq m



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Ground Floor
471 sq ft / 43.8 sq m



First Floor
261 sq ft / 24.3 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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	

