



**JAMES  
ANDERSON**



# FOR SALE

**£1,925,000**

Penrhyn Crescent, London, SW14

SOLD OFFLINE | SOLD OFFLINE | SOLD OFFLINE

An exceptional four-bedroom semi-detached property with off-street parking just a few hundred yards from the centre of East Sheen. The property boasts a very stylish interior, a landscaped garden and access to a large loft offering further potential to extend and create additional bedrooms (subject to planning).

The ground floor comprises a wide entrance hall with a formal front reception room, a further reception area with access through to a large kitchen/dining room and access onto a landscaped garden with patios and lawn. In addition, there is a ground floor cloakroom, internal garage with utility and storage. On the first floor there are four double bedrooms, two bathrooms and plenty of built-in storage in most of the rooms.



Four Double Bedrooms



Two Bathrooms



Two Reception Rooms



Extended Kitchen / Dining Area



Freehold | EPC Rating D | Council Tax G



Close To Mortlake Station



Excellent Schools Nearby



Parkside Location



Off Street Parking



Potential To Extend (STPP)



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

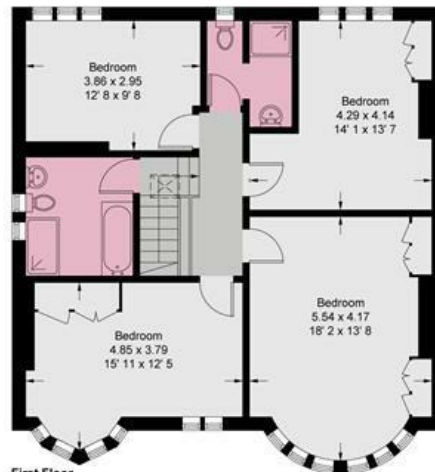
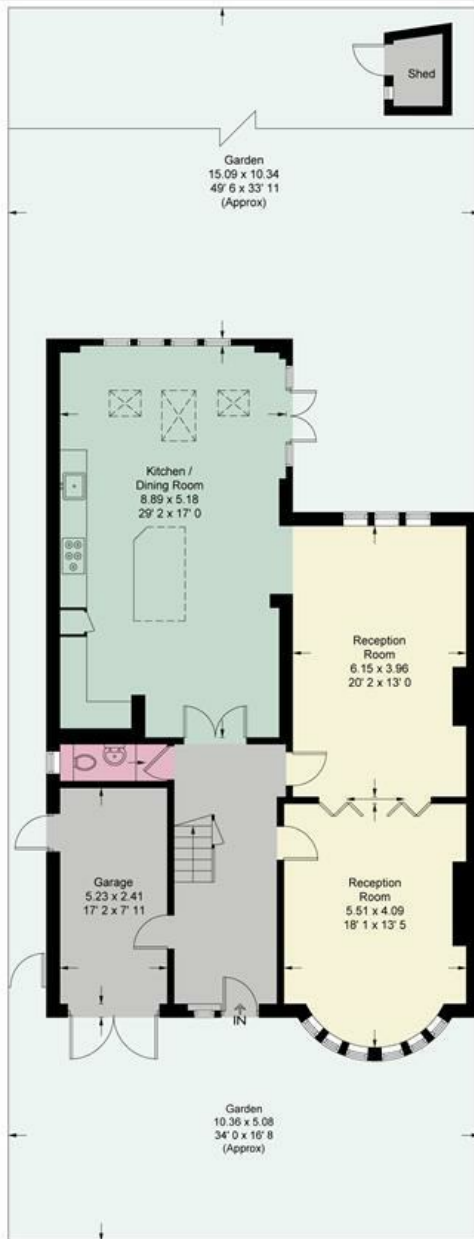
020 8876 6611

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Approximate Gross Internal Area = 2254 sq ft / 209.4 sq m  
(Including Garage / Excluding Shed)



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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