



JAMES
ANDERSON



FOR SALE

£650,000

Stanley Road, London, SW14

Viewing from Saturday 10th September - Please call to arrange your viewing

A fabulous opportunity to refurbish and extend this Victorian house just moments from Sheen Mount primary school. This charming property is set within a terrace of picturesque cottages and has accommodation arranged to provide a through reception room, kitchen, a downstairs bathroom, two double bedrooms and a wonderful west facing rear garden. Potential to extend the property to the ground floor and into the loft exists subject to the usual local authority consents.

Stanley Road is a sought-after location on the Parkside of SW14 and the house is on the doorstep of Sheen Mount Primary School. Sheen Common, Richmond Park, The River Thames, and East Sheen Town centre with Mortlake Station are all nearby.



Two Double Bedrooms



One Shower Bathroom



Through Reception Room



Kitchen With Potential To Extend (STP)



Freehold | EPC Rating | Council Tax E



North Sheen & Mortlake Station (Zone 3)



SHEEN MOUNT PRIMARY SCHOOL CATCHMENT



Parkside East Sheen



West Facing Garden



No Onward Chain



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

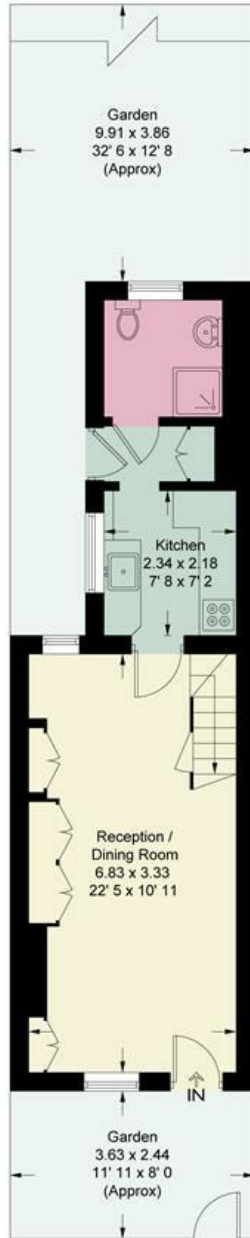
020 8876 6611

Stanley Road

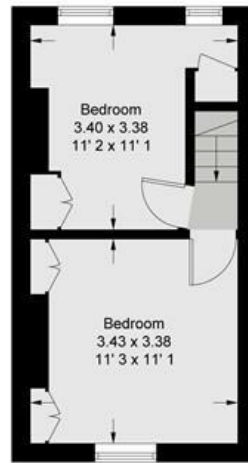
Approximate Gross Internal Area = 642 sq ft / 59.7 sq m



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Ground Floor
387 sq ft / 36 sq m



First Floor
255 sq ft / 23.7 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

