



**JAMES
ANDERSON**



FOR SALE

£425,000

Derby Road, London, SW14

A two-bedroom ground floor apartment with a private garage situated within a popular development on Parkside East Sheen. This exceptionally bright and well-presented property is ideally located for one of the area's most sought after schools, Sheen Mount primary. The accommodation comprises, entrance hall, reception room with space for dining, modern fitted kitchen, two double bedrooms and one family bathroom. The property also benefits from a private garage, a share of freehold and access to well maintained communal gardens.

Park Sheen on Derby Road is conveniently located equidistant to both East Sheen and Richmond Town Centres. For the commuter, North Sheen offer services into London Waterloo whilst District Line tube services also run from Richmond. The large expanse of Richmond Park with its acres of unspoiled grassland is within half a mile and the neighbouring Sheen Common both provide a delightful environment for walking, riding, or golf on the surrounding courses.

-  Two Double Bedrooms
-  North Sheen & Richmond Stations
-  One Bathroom
-  Sheen Mount Primary Catchment
-  West Facing Reception Room
-  Parkside Location
-  Modern Integrated Kitchen
-  No Onward Chain
-  Share of Freehold | EPC C | Council Tax D
-  Private Garage

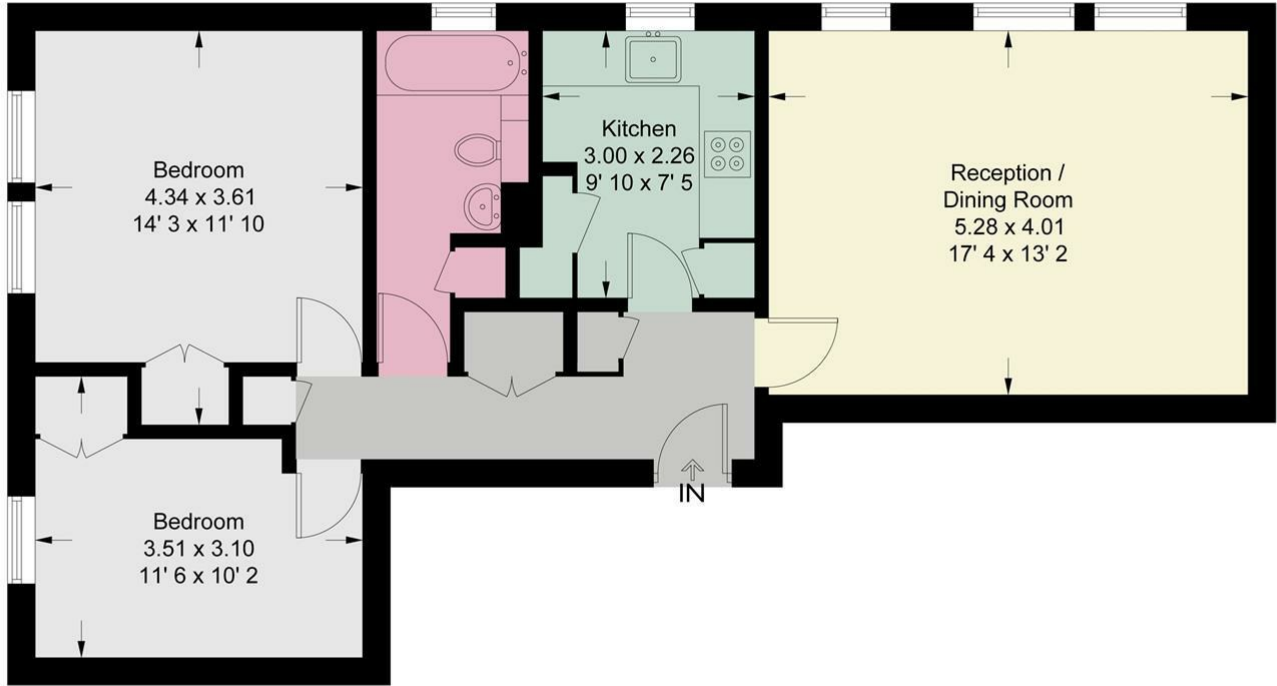


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Park Sheen

Approximate Gross Internal Area = 724 sq ft / 67.3 sq m



Ground Floor

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			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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