



**JAMES
ANDERSON**



FOR SALE

£1,500,000

Richmond Park Road, London, SW14

A rare opportunity to acquire this superbly proportioned four bedroom, semi-detached family house requiring updating and offering great potential to improve and enlarge subject to the usual consents. The property offers over 1,850 sqft of accommodation arranged over three floors and features, off street parking, a secluded rear garden, and is situated on one of East Sheen's premier roads. The house is offered to market with no onward chain and is located just moments from the main Sheen shopping centre and just over 0.3 miles from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is a stones throw away. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools.



Three/Four Bedrooms



Two Bathrooms



37ft Reception Room



Kitchen With Appliances



Freehold | EPC D | Council Tax G



Mortlake Station (Zone 3)



Outstanding Schools Nearby



Parkside Location



Off Street Parking



Potential To Extend (STPP)



Richmond Park Road

Approximate Gross Internal Area = 1682 sq ft / 156.3 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 172 sq ft / 16 sq m
 Total = 1854 sq ft / 172.3 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			83
(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		

