



**JAMES  
ANDERSON**








## FOR SALE

**£1,500,000**

Richmond Park Road, London, SW14

An excellent opportunity to acquire this superbly proportioned five bedroom, semi-detached family house requiring updating and offering great potential to improve and enlarge subject to the usual consents. The property offers over 1,900 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 property will be sold with no onward chain and is just 0.3 miles from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately 0.5 miles away and there are also 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. Viewing is highly recommended.

-  Five Bedrooms
-  Two Bathrooms
-  Through Reception Room
-  Kitchen / Dining Room
-  Freehold | EPC D | Council Tax G

-  Mortlake Station (Zone 3)
-  Close To Local Primary Schools
-  Parkside East Sheen
-  Off Street Parking
-  Potential To Extend (STPP)



# Richmond Park Road

Approximate Gross Internal Area = 1782 sq ft / 165.6 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 187 sq ft / 17.4 sq m  
 Total = 1969 sq ft / 183 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>59</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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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