



JAMES  
ANDERSON








## FOR SALE

**£1,350,000**

Ormonde Road, London, SW14

A substantial 1587 Sq ft semi-detached period property located on a popular road in East Sheen offering great potential to improve. The accommodation is arranged across three floors and offers spacious accommodation comprising an entrance hall, front reception room with feature fireplace, open plan kitchen/breakfast room with double doors to the garden and a downstairs WC. To the first floor, there are three good sized bedrooms, a family bathroom. Finally leading to the second floor with a large principal bedroom, En-suite and eaves storage. The property benefits further from an established rear south-facing garden with side access, as well as the potential to add off street parking, subject to usual consents. Ormonde Road is a wonderful residential road located close to outstanding local Primary Schools, making this an ideal family home close to Mortlake stations with direct access to Central London, as well as well connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as is the extensive shopping and leisure amenities of East Sheen including Waitrose, and a variety of boutique shops, gastro pubs, coffee shops and restaurants.

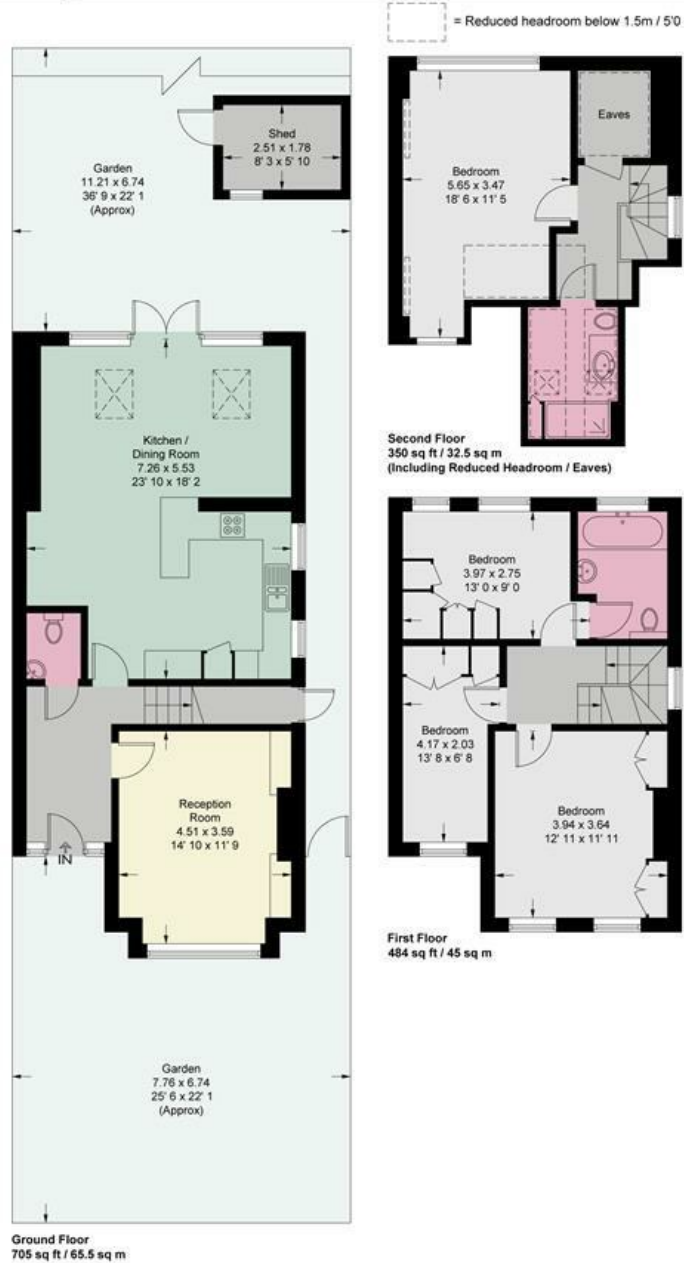
-  Four Bedrooms
-  Two Bathrooms
-  Bay Fronted Reception Room
-  Open Plan Kitchen/Dining
-  Freehold | EPC D | Council Tax G

-  Mortlake Station (Zone 3)
-  Excellent Local Primary Schools Nearby
-  Quiet Residential Location
-  South Facing Garden
-  No Onward Chain



# Ormonde Road

Approximate Gross Internal Area = 1440 sq ft / 133.8 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 99 sq ft / 9.2 sq m  
 Shed = 48 sq ft / 4.5 sq m  
 Total = 1587 sq ft / 147.5 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) <b>A</b>			<b>82</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 CO2 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>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

