



**JAMES
ANDERSON**



FOR SALE

£1,895,000

Richmond Park Road, London, SW14

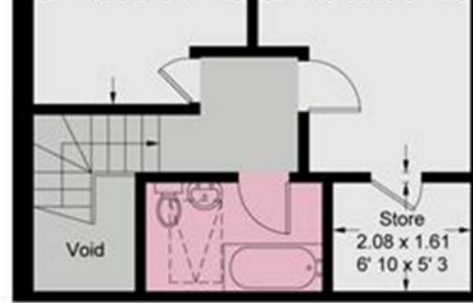
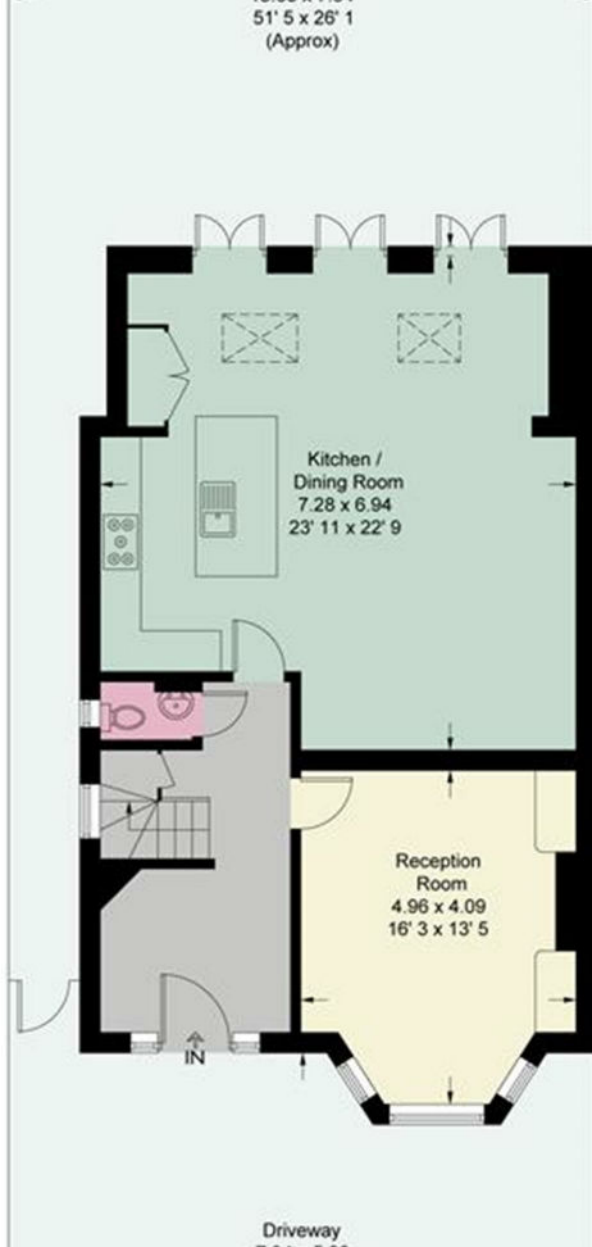
An exceptional semi-detached home with off street parking and west facing garden. This gorgeous home offers a wealth of beautiful design touches throughout including a gorgeous ground floor extension, a wonderful double loft conversion and a landscaped rear garden. The ground floor comprises a wide entrance hallway, large bay fronted lounge with fireplace, cloakroom, and an extended open-plan kitchen/breakfast room with dining & 'lounge' areas. The first floor offers landing with a utility/laundry room, three generous bedrooms and a contemporary family bathroom. Stairs lead up to the loft conversion which provides two further bedrooms both served by a one bathroom and ample storage built into the eaves. Externally there is a west-facing private garden with side access to the front garden which provides off street parking. Richmond Park Road is a highly favoured 'Parkside' road with Palewell Common and Richmond Park both a short distance away.

-  Five Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Extended Kitchen / Family Room
-  Freehold | EPC D | Council Tax G
-  Mortlake Station (Zone 3)
-  Excellent Local Schools Nearby
-  Parkside Location
-  Parking For Two Cars
-  Utility Room & West Facing Garden

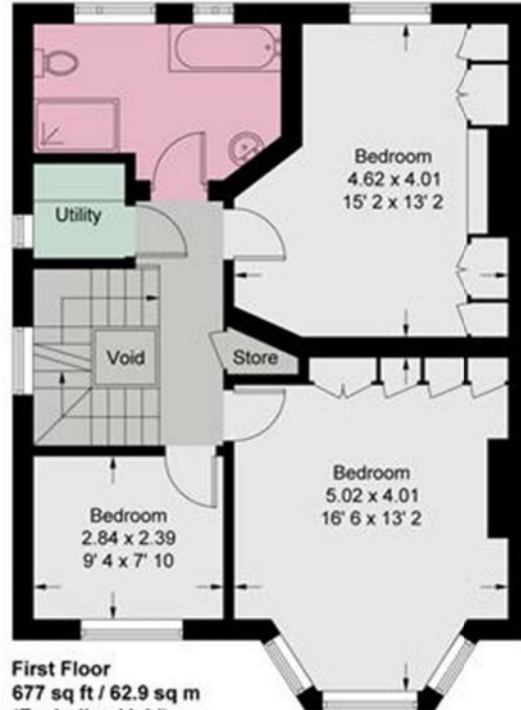


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Second Floor
409 sq ft / 38 sq m
(Excluding Void)



First Floor
677 sq ft / 62.9 sq m
(Excluding Void)

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	55	
(39-54) E		
(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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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