



**JAMES
ANDERSON**



FOR SALE

£775,000

Stanley Road, London, SW14

A modern three-bedroom, two-bathroom house close Sheen Mount Primary School. This lovely home has accommodation arranged over four floors arranged to provide a bright open plan kitchen / living space, two double bedrooms and two bathrooms on the first & second floors and a further double bedroom nestled in the lower ground floor. The house has ample built in storage throughout and has many additional benefits including a new combination boiler, a recently refitted shower bathroom, double glazing and a secluded low maintenance garden tucked to the rear of the house with useful side access.

Stanley Road is a highly sought after location within close proximity Sheen Mount School. East Sheen Town Centre, Sheen Common, Richmond Park, Mortlake Station, Richmond Town Centre and The River Thames are all nearby.

-  Three Bedrooms
-  Two Bathrooms
-  One Reception Room
-  Modern Kitchen
-  Freehold | EPC C | Council Tax F
-  Mortlake & Richmond Stations
-  Sheen Mount Primary School
-  Parkside East Sheen
-  Freehold House
-  No Onward Chain



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

020 8876 6611

Stanley Road

Approximate Gross Internal Area = 913 sq ft / 84.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 79 sq ft / 7.4 sq m
 Total = 992 sq ft / 92.1 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
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(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	

