



**JAMES
ANDERSON**



FOR SALE

£2,295,000

Park Drive, East Sheen, SW14

A wonderful extended four/five-bedroom family home with off street parking on Park Drive, one of the most desirable Parkside addresses. This lovely home blends contemporary living with period features to the highest order. The property is arranged over three floors and the spacious ground floor offers: a wide entrance hall, a front reception room, a guest cloakroom, utility room, a separate study, and an extended kitchen/family area. The first floor boasts three generous bedrooms with two bathrooms (one ensuite), with the second floor hosting a principal suite with shower bathroom and walk in wardrobe. This rarely available property further benefits from off-street parking and a large garden studio complete with ensuite shower room ideal for guests or a home office. Park Drive is a sought-after tree-lined road on the Parkside of East Sheen, just beside Palewell Common. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Istock Place, The German and Swedish Schools, Colet Court and numerous first-rate Primary Schools.

-  Four Bedrooms
-  Four Bathrooms
-  Two Reception Rooms
-  Stunning Extended Kitchen / Living Space
-  Freehold | EPC | Council Tax
-  Mortlake Station (Zone 3)
-  East Sheen Primary School
-  Pretty Tree Lined Road
-  Off Street Parking
-  Garden Room



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

020 8876 6611

Park Drive

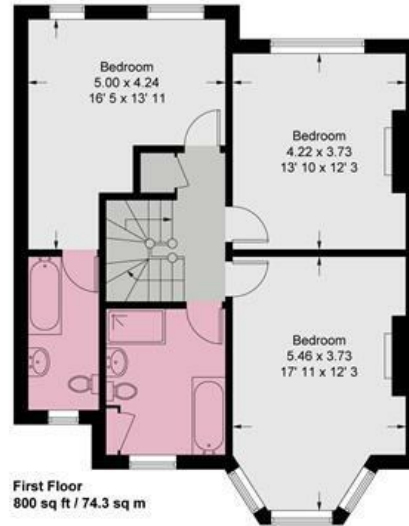
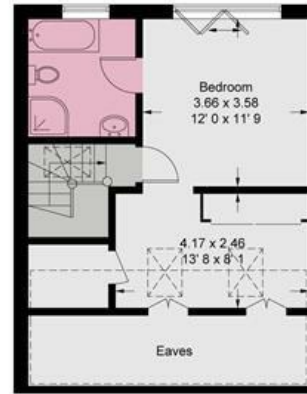
Approximate Gross Internal Area = 2393 sq ft / 222.3 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 156 sq ft / 14.5 sq m
 Garden House = 229 sq ft / 21.3 sq m
 Total = 2778 sq ft / 258.1 sq m



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= Reduced headroom below 1.5m / 5'0"



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			
(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	75	84

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		

