



**JAMES
ANDERSON**



FOR SALE

£2,400,000

Palewell Park, London, SW14

SOLD SOLD SOLD

This fantastic six bedroom period residence is arranged over three floors and provides substantial living space. Accommodation comprises two reception rooms, a luxury kitchen/breakfast room, a downstairs cloakroom and a generous utility room. On the first floor, there are four double bedrooms and two bathrooms. The second floor accommodation comprises two further bedrooms, one with a large en-suite bathroom. Having been extremely well-maintained, this property presents beautifully. It boasts a wealth of character and charm together with a complementary twist of modern contemporary styling throughout. Further benefits include an attractive rear garden, double-glazing throughout and off-street parking. Palewell Park is situated approximately 0.3 miles from the excellent facilities offered by East Sheen, where one can find a variety of shops, boutiques and restaurants. The historic town of Richmond is also within approximately 1.5 miles of the property. Mortlake railway station is close by, providing frequent service in to Waterloo and Clapham Junction. There are many excellent schools in the vicinity, including East Sheen Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Thomson House Primary School. The area boasts numerous leisure and sporting facilities, including The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses.

-  Six Double Bedrooms
-  Three Bathrooms
-  Bay Fronted Reception Room
-  Extended Kitchen / Family Room
-  Freehold | EPC Rating D | Council Tax H
-  Morelake Station (Zone 3)
-  Fantastic Schools Nearby
-  Parkside Location
-  West Facing Garden
-  Off Street Parking

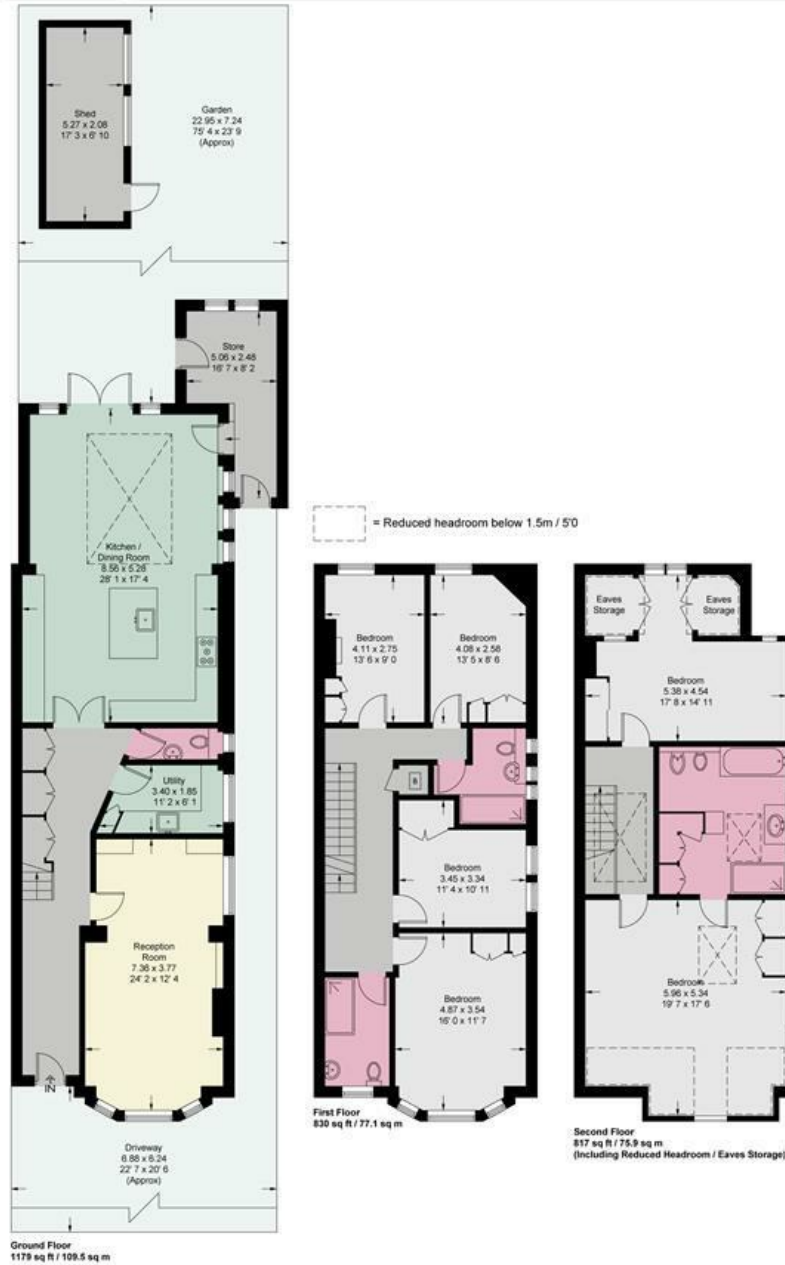


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Palewell Park

Approximate Gross Internal Area = 2709 sq ft / 251.6 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 117 sq ft / 10.9 sq m
 Shed = 118 sq ft / 11 sq m
 Total = 2944 sq ft / 273.5 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
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

