



JAMES  
ANDERSON








## FOR SALE

£725,000

Derby Road, East Sheen, SW14

This is a gorgeous cottage which has been stylishly remodelled and extended to provide a wonderful home that perfectly combines charm and character with modern design. The living space includes a spacious reception room with access to the garden, kitchen breakfast room, contemporary family bathroom, landing area with storage and two double bedrooms. Outside there is a good-sized west facing private garden to the rear with storage shed and useful rear access. The property is located on a quiet and highly sought after residential road on Parkside, just moments away from both the 'outstanding' Sheen Mount Primary School and Sheen Common.

-  Two Bedrooms
-  One Bathroom
-  Open Plan Living
-  Fully Equipped Kitchen / Dining Room
-  FREEHOLD | EPC D | Council Tax E

-  Mortlake & North Sheen Stations (ZONE 3)
-  Sheen Mount Primary School Catchment
-  Parkside Location
-  West Facing Garden
-  No Onward Chain



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

020 8876 6611



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</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>			
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