



JAMES  
ANDERSON



## FOR SALE

£800,000

Ormonde Road, London, SW14

SOLD SOLD SOLD

A rarely available double fronted Edwardian Garden flat located in a highly desirable location in central East Sheen. This spacious property has been fully refurbished throughout, whilst retaining much of the character and original features of a period home. The accommodation is accessed via your own front door and offers entrance hallway, two double bedrooms with fitted wardrobes, stunning family bathroom with freestanding bath and a wonderful open plan kitchen / reception room ideal for entertaining and with access to a conservatory. Outside the property is set back with a walled front garden and boasts a secluded mature rear garden with useful side access. Ormonde Road is a wonderful residential road located close to outstanding local Primary Schools, making this is an ideal family home close to Mortlake stations with direct access to Central London, as well as well connected bus routes to Putney and Richmond. The recreational amenities of Richmond Park are within walking distance, as is the extensive shopping and leisure amenities of East Sheen including Waitrose, and a variety of boutique shops, gastro pubs, coffee shops and restaurants.



Two Double Bedrooms



One Luxury Bathroom



South Facing Reception Room



Modern Integrated Kitchen



Leashold | EPC | Council Tax



Close To Mortlake Station \*ZONE 3\*



Sheen Mount & Thomson House Primary School



Pretty Location



Private Garden



Option To Purchase Upper Flat



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

020 8876 6611



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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 CO<sub>2</sub> 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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