



**JAMES  
ANDERSON**



## FOR SALE

**£1,750,000**

Richmond Park Road, London, SW14

\*NO CHAIN - 2,177 Sqft - OFF STREET PARKING - WEST FACING GARDEN\*

A truly exceptional five bedroom semi-detached house situated on one of East Sheen's premier Parkside roads. This gorgeous property has been thoughtfully extended and remodelled combining character with high-end contemporary design to create a sensational family home. The house features a large open extended kitchen/family room, a west facing garden and off street parking for two cars. The ground floor living space offers a wide entrance hallway, understairs storage, cloakroom, bay fronted lounge, a separate utility room, a fully extended kitchen/living room with central island, high-spec appliances, and bi-folding doors. The upper floors include four generous bedrooms a family bathroom and a superb principal bedroom with en-suite bathroom and ample storage in the extended loft. Outside there is with off street parking for up to two cars and a west-facing private rear garden with useful side-access. Richmond Park Road is one of the most sought after locations in East Sheen with both Palewell Common and Richmond Park a short distance away. There is easy access to several OFSTED 'Outstanding' Primary schools and Mortlake Station is also nearby.



Five Bedrooms



Two Bathrooms



Separate Reception Room



Extended Kitchen / Breakfast Room



Freehold | EPC | Council Tax



Mortlake Station (ZONE 3)



Several Excellent Schools Closeby



Parkside Location



Off Street Parking



West Facing Garden



# Richmond Park Road

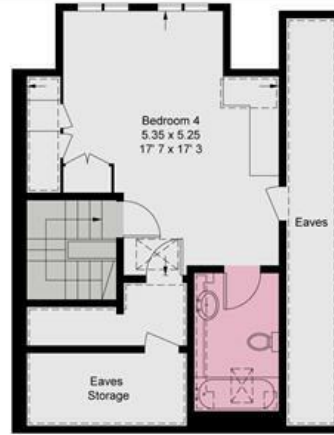
Approximate Gross Internal Area = 1963 sq ft / 182.4 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 214 sq ft / 19.9 sq m  
 Total = 2177 sq ft / 202.3 sq m



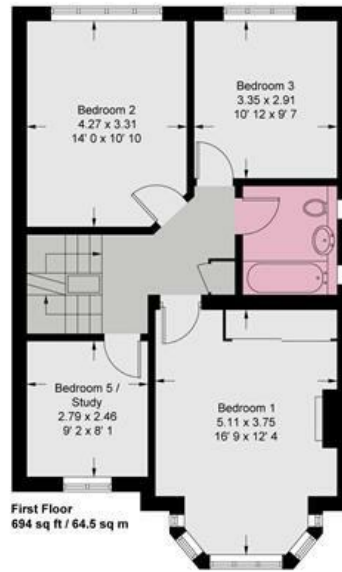
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 926 sq ft / 86 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 557 sq ft / 51.8 sq m  
 (Including Reduced Headroom / Eaves Storage)



**First Floor**  
 694 sq ft / 64.5 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
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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