



**JAMES  
ANDERSON**



## FOR SALE

**£775,000**











**Richmond Park Road, London, SW14**

A rarely available Edwardian Garden flat with off street parking. This spacious property is in a highly desirable road on the park side of East Sheen and has accommodation arranged as two bedrooms, one shower bathroom, reception room with feature fireplace, kitchen, and a conservatory with direct access out to a wonderful private rear garden. Externally there is off street parking for one car and useful side access with a roof covering making this an ideal storage area / utility space. There is excellent potential to update and extend the property to the rear to create a larger kitchen / living space that overlooks the garden. 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.

Tenure: Leasehold

Ground Rent: ASK AGENT

Service Charges: ASK AGENT

-  Two Double Bedrooms
-  Mortlake Train Station With Services To Waterloo
-  One Bathroom
-  Excellent Schools In The Local Area
-  Reception Room With Feature Fireplace
-  Premier Parkside Location
-  Kitchen With Potential To Extend (STPP)
-  Private Rear Garden
-  Leasehold | EPC D | Council Tax E
-  Off Street Parking



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

**020 8876 6611**

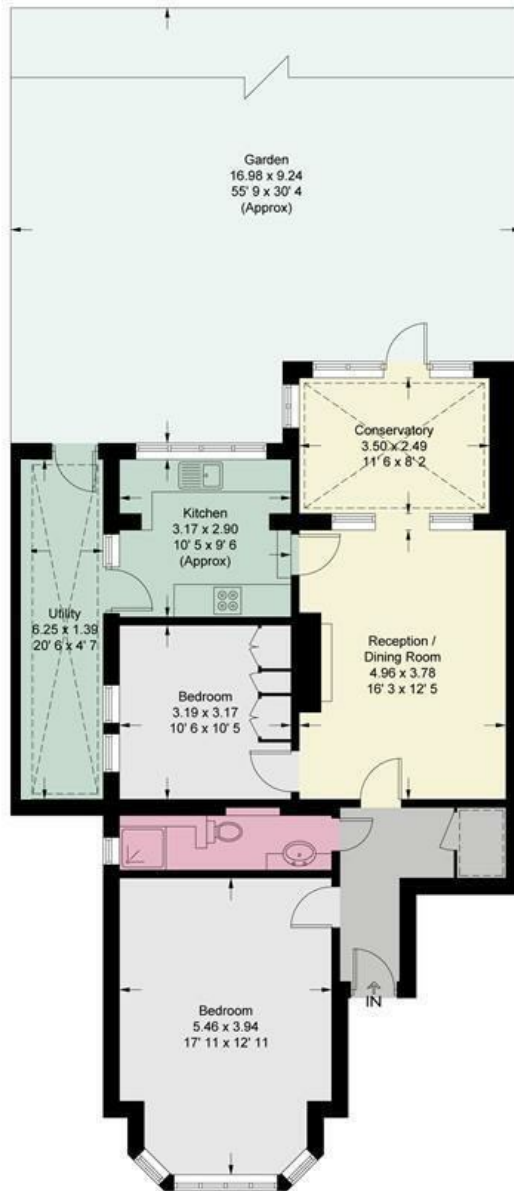
# Richmond Park Road

Approximate Gross Internal Area = 995 sq ft / 92.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m  
 Total = 1006 sq ft / 93.5 sq m



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= Reduced headroom below 1.5m / 5'0"



Ground Floor

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 CO2 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 CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

