



JAMES  
ANDERSON













## FOR SALE

**£1,600,000**

Percival Road, London, SW14

A substantial four/five bedroom semi-detached house with a 113 ft rear garden near Sheen Mount primary school. The property has retained much of its original charm and offers close to 2,300 Sqft of accommodation arranged over four floors. There is currently four good sized bedrooms, a further study, two reception rooms, an eat in kitchen/dining room, downstairs w/c, one family bathroom, a cellar and a wonderful mature rear garden that stretches to 113 ft. There is also potential to extend the property further (subject to the usual local authority consents). Percival Road is situated approximately 400 yards from the Fife Road entrance to Sheen Common with Richmond Park beyond. The main Sheen shopping centre with its wide variety of shops and restaurants together with bus routes giving access to Richmond, Putney and Barnes are approximately half a mile away. Mortlake Railway station with its services to Clapham Junction and Waterloo is approximately 0.6 of a mile away. There are many excellent schools in the general vicinity including first rate State Primary Schools such as Sheen Mount.

-  Four/Five Bedrooms
-  One Bathroom
-  Two Reception Rooms
-  Kitchen With Access To A Cellar
-  Freehold | EPC E | Council Tax G

-  Mortlake Train Station (Zone 3)
-  Sheen Mount Primary School
-  Parkside Location
-  113 ft Rear Garden
-  Huge Potential To Extend (STPP)





# Percival Road

Approximate Gross Internal Area = 2184 sq ft / 203 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 113 sq ft / 10.5 sq m  
 Total = 2297 sq ft / 213.5 sq m



**JAMES  
ANDERSON**



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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>83</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

