



**JAMES
ANDERSON**



FOR SALE

£1,850,000

Richmond Park Road, London, SW14

A simply superb and wonderfully stylish five bedroom, three bathroom semi-detached family home, ideally located in one of East Sheen's most popular Parkside tree-lined avenues.

This substantial property has been transformed in recent years to create a fabulous home that succeeds in producing a rare combination of elegance and style together with comfort and practicality. The accommodation, arranged over three floors, offers expertly designed flexible space for the growing family, with a spectacular open plan kitchen/dining/family room as the heart of the home.

Clever touches are everywhere and extra thought has been applied to maximise natural light throughout this stunning property. Outside space has been intelligently planned and laid out to make the most of a pretty, private garden to the rear and a deep driveway with concealed storage to the front.

Richmond Park Road is situated within particularly easy reach of the shops, bars and restaurants of Sheen's high street, the glorious open spaces of Richmond Park are also close by, as is Mortlake station, providing a regular service to London Waterloo.



Five Bedrooms



Three Bathrooms



Two Reception Rooms



Extended Kitchen / Family Room



Freehold | EPC C | Council Tax G



0.3 Miles To Mortlake Station



Excellent Local Primary Schools



Parkside Location



Off Street Parking



In Excess Of 2,120 sqft



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

020 8876 6611

Richmond Park Road

Approximate Gross Internal Area = 1972 sq ft / 183.2 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 148 sq ft / 13.7 sq m
 Total = 2120 sq ft / 196.9 sq m



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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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 71 | 83 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
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