



**JAMES
ANDERSON**



FOR SALE

£695,000

Queens Road, London, SW14

A pretty terraced cottage located in the popular 'Royals' area of East Sheen. This charming home has retained many of its original period features including double glazed sash windows, fireplace, Parquet wood flooring and also offers further potential to extend at ground level (subject to planning permission). The current accommodation is arranged to provide a through reception room with a working fire and space for dining, kitchen with a range of base and eye level units, one family bathroom, two double bedrooms, and a fantastic rear garden extending to 68ft with useful rear access. The property is ideally located in the heart of the 'Royals' area of East Sheen and is therefore extremely convenient for the extensive shops, restaurants, gastro pubs and coffee shops in the area. Mortlake station is also easily accessible as are a number of excellent local schools including East Sheen Primary.



Two Bedrooms



One Bathroom



Through Reception Room



Kitchen With Potential To Extend (stpp)



Freehold | EPC Rating | Council Tax Band E



Mortlake Train Station (26 minutes to Waterloo)



East Sheen Primary School (OUTSTANDING)



Popular 'ROYALS' Location



Large 68ft Rear Garden

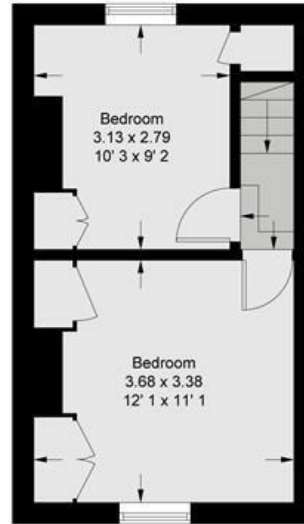


Potential To Extend (STPP)



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
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

