



JAMES  
ANDERSON



## FOR SALE

**£1,200,000**

Palmerston Road, London, SW14

A very attractive period house on a popular Parkside road in East Sheen. There is amazing potential to extend to the rear and in to the loft subject to planning consents and create a stunning four/five bedroom, two bathroom family home.

The current accommodation offers a double reception and galley kitchen on the ground floor and an open garden with a southerly aspect. On the first floor are two large light bedrooms, a third single or study room and family size bathroom.

Palmerston Road is within walking distance to the shops and restaurants of East Sheen, 0.5 miles to Mortlake Train station and is close to outstanding local schools and Richmond Park. The Plough Pub is around the corner and it is a short walk to the Ofsted rated outstanding Sheen Mount School, the Thames and all the bus routes in to Richmond and towards Putney.



Three Bedrooms



One Bathroom



Bay Fronted Through Reception



Kitchen With Scope To Extend



Freehold | EPC D | Council Tax Band G



Mortlake Train Station



Sheen Mount Primary School Catchment



Pretty Parkside Road



SOUTH FACING GARDEN



POTENTIAL TO EXTEND (STPP)



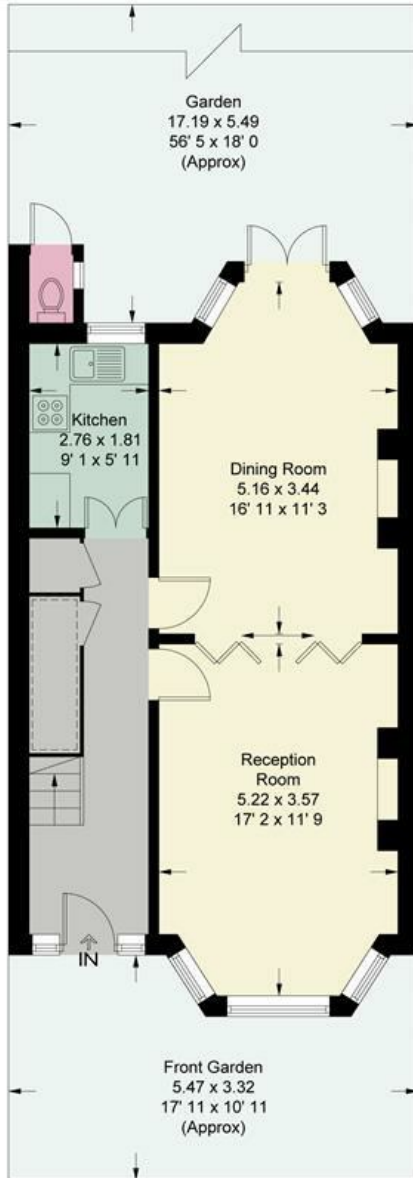
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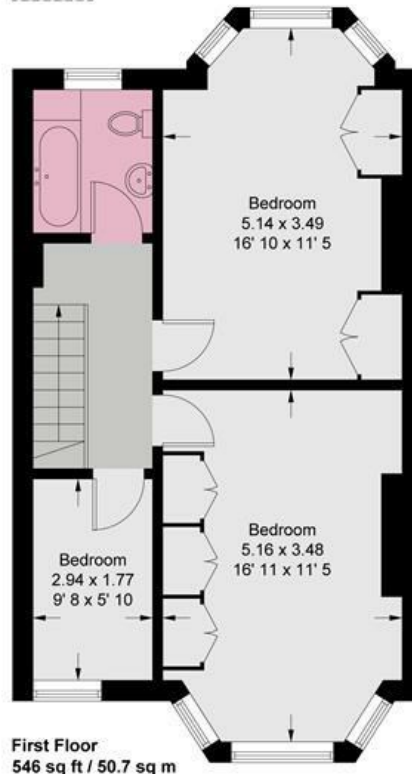
# Palmerston Road

Approximate Gross Internal Area = 1079 sq ft / 100.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 15 sq ft / 1.4 sq m  
 W.C = 6 sq ft / 0.6 sq m  
 Total = 1100 sq ft / 102.2 sq m



**Ground Floor**  
 548 sq ft / 50.9 sq m  
 (Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
 546 sq ft / 50.7 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</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>			
(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		

