



**JAMES  
ANDERSON**



## FOR SALE

**£795,000**

Princes Road, London, SW14

A fantastic opportunity to acquire this charming two bedroom cottage in the 'Royals' area of East Sheen. This lovely two bedroom house also offers further potential to extend subject to the usual local authority consents, and has accommodation arranged to provide a separate reception room with pretty bay window, a second reception/dining area, a modern kitchen, a downstairs shower room/utility and a lovely south facing rear garden. Upstairs there are two good sized bedrooms, a family bathroom and a large loft area. Princes Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach. The house is offered for sale with no onward chain.



Two Bedrooms



Two Bathrooms



One Reception Room



Modern Kitchen With Integrated Appliances



Freehold | EPC D | Council Tax E



Mortlake Station



East Sheen Primary School Catchment



'Royals' Location



South Facing Garden



Potential To Extend (Subject To Planning)



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

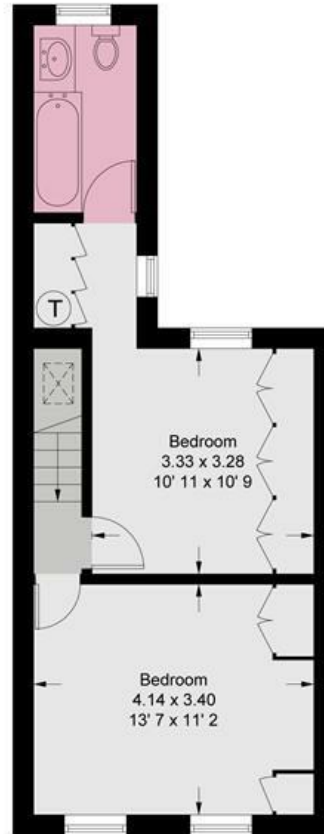
020 8876 6611

# Princes Road

Approximate Gross Internal Area = 872 sq ft / 81 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) <b>A</b>			<b>82</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 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>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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