



JAMES
ANDERSON



FOR SALE

£1,250,000

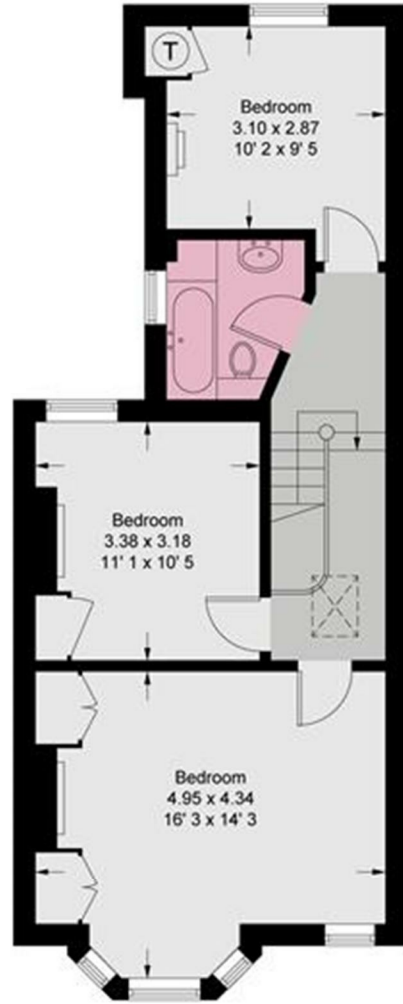
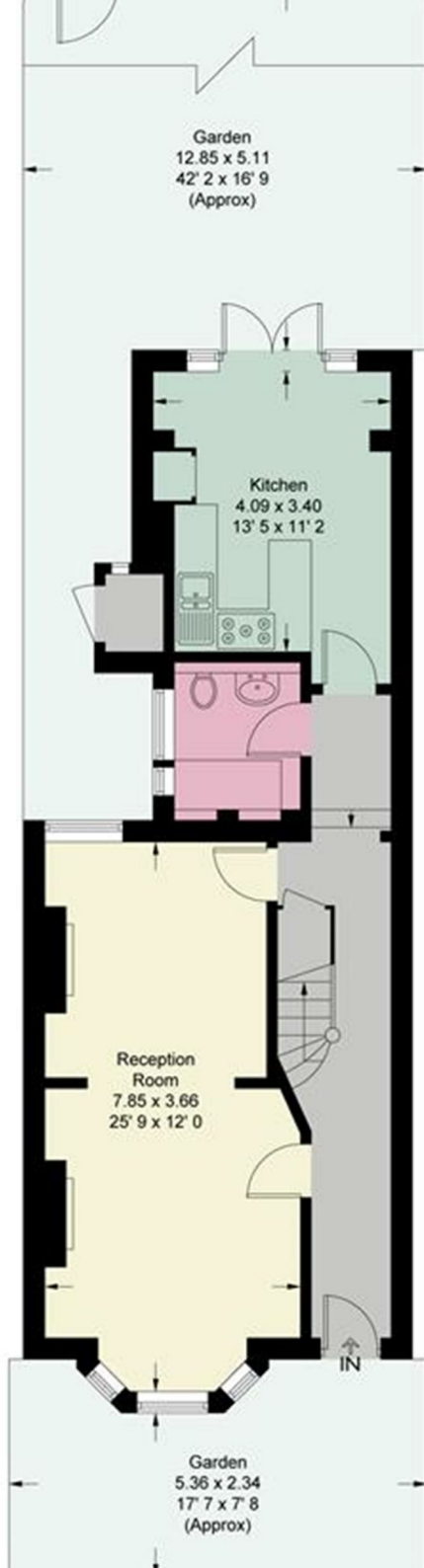
Grosvenor Gardens, London, SW14

This is one of those increasingly rare and charming three bedroom period houses that hasn't been extended or stripped of its original character and is located on one of East Sheen's most desirable streets. The property features a lovely landscaped west-facing garden, a wealth of original period features including picture rails, corbel corning, ceiling roses and sash windows with attractive fireplaces throughout. The property is in excellent decorative order with well proportioned rooms and high ceilings. The ground floor living space offers an entrance hallway, a light and bright bay fronted double aspect reception room, a utility/cloakroom, under stairs storage and a kitchen/breakfast room with original French Doors opening directly to the rear garden. Stairs lead to the first floor which comprises a wonderful split-level landing with vaulted ceiling and skylight, large bay fronted principal bedroom, two further double bedrooms and a family bathroom. There is an attractive front garden and a delightful west facing rear garden with patio seating, sun deck, established plantings, garden shed and useful gated rear access. The property offers an amazing opportunity for growth with potential to extend further into the side return and to add further bedrooms in the loft. The house is located very close to the OFSTED rated 'outstanding' East Sheen Primary School with Barnes Primary (also rated 'outstanding') nearby too. The fantastic amenities of East Sheen are close by, as is White Hart Lane and Barnes village with popular cafés, restaurants and shops. Richmond Park and the Thames River are all easily accessible too. For quick access to London, there are trains to Waterloo from Barnes Bridge, Barnes and Mortlake stations, all close by, plus a number of local bus routes easily reached along the nearby Upper Richmond Road.



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

020 8876 6611



First Floor
583 sq ft / 54.2 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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