

JAMES ANDERSON

Earl Road
London SW14
£1,200,000



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Tucked away in a peaceful cul-de-sac in the heart of East Sheen, this charming period family home is brimming with character and original features. Offered to the market for the first time in over half a century, this delightful property presents a rare opportunity to acquire a much loved home with scope to personalise and extend (STPP). The accommodation is arranged to provide a welcoming entrance hall, a spacious bay-fronted double reception room, and a bright and airy kitchen/breakfast room leading through to a garden room with direct access to a secluded, south-facing rear garden.
The upper floors offer three generously sized bedrooms, a family bathroom, a separate W/C, and a staircase leading to a versatile, boarded loft room ideal for storage or future conversion subject to the usual planning permissions. With its enviable location, period charm, and potential for enhancement, this is a unique home not to be missed.

Earl Road is quiet cul-de-sac just moments from East Sheen's independent shops, restaurants and cafes and with a Waitrose on your doorstep and Mortlake Station just a 3 minute walk away, the location is superb. Outstanding primary schools Thompson House, East Sheen Primary and Sheen Mount Primary are all close by and Richmond Park and The River Thames are a 10 minute walk from the property.









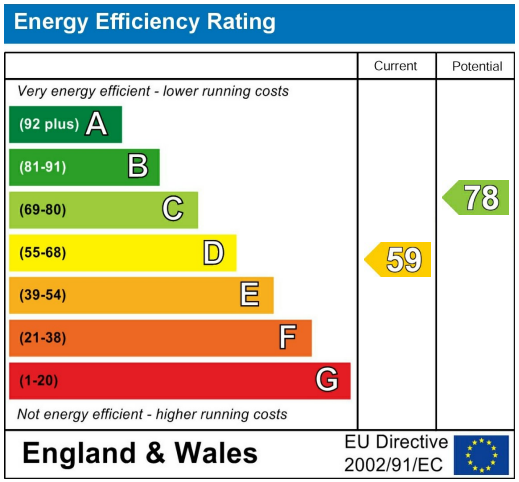


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Approximate Gross Internal Area
Reduced Headroom / Eaves = 251 sq ft / 23.3 sq m
Total = 1825 sq ft / 169.6 sq m

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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.



363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611
sales@jasheen.co.uk
www.jamesanderson.co.uk