JAMES ANDERSON











FOR SALE

£1,000,000

Kings Road, London, SW14

A delightful three bedroom period family house pleasantly situated in the popular 'Royals' area of East Sheen. The property has been extended and incorporates contemporary living spaces whilst maintaining and enhancing the traditional features.

The ground floor offers a double reception room leading into a spacious kitchen/dining area with plenty of natural light. To the first floor there are two double bedrooms and a large family bathroom with separate bath/shower. The loft conversion provides another bedroom with a separate study and ample storage built into the eaves. To the rear of the property is a pretty garden with useful rear access. There is also scope to further extend the property to the rear at ground level and also on the second floor by creating a larger loft extension (subject to the usual consents).

The immediate area is delightful, with quiet residential streets, and nearby White Hart Lane and Upper Richmond Road West offering a vibrant café culture. The OFSTED rated OUSTANDING East Sheen Primary School is less than 0.2 miles away and the area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, and the 2,300 acres of Richmond Park also allow many pursuits such as walking, running, and riding.

- Three Bedrooms
- One Family Bathroom
- Through Reception Room
- Modern Kitchen With Space For Dining
- Freehold | Council Tax F | EPC Rating E
- 0.4 Miles To Mortlake Train Station (ZONE 3)
- East Sheen Primary School Catchment
- Popular 'Royals' Location
- Excellent Condition Throughout
- Further Potential To Extend (STPP)

Kings Road

Ground Floor = 40.3 sq m / 434 sq ft
First Floor = 35.9 sq m / 386 sq ft
Second Floor = 25.9 sq m / 279 sq ft
(Including Eaves)
Total = 102.1 sq m / 1099 sq ft

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