



JAMES
ANDERSON

Alder Road
London SW14
£725,000



Alder Road London SW14

An immaculately presented two-bedroom house, ideally situated within easy reach of Mortlake Station, Thomson House Primary School, and the shops, cafes, and restaurants of Sheen Lane and East Sheen. The home features two generous double bedrooms, complemented by a spacious modern family bathroom. The heart of the property is the large reception/dining room, with beautiful hardwood flooring and bi-folding doors that open seamlessly onto a private west-facing garden, creating a space perfect for both relaxing and entertaining. The property also boasts a contemporary fully fitted kitchen with elegant granite worktops and wooden sash windows throughout, combining style with timeless charm. Further enhanced by the convenience of off-street parking, this home offers a rare combination of comfort, quality, and location.

Alder Road combines convenience, lifestyle, and community appeal, being within easy walking distance of Mortlake Station with excellent transport links via buses and the A3. The area is ideal for families, with highly regarded schools nearby and access to independent schools in Richmond and Barnes. Outdoor enthusiasts enjoy Palewell Common, Sheen Common, the Thames Path, and Richmond Park, while local shops, cafes, restaurants, and amenities on Sheen Lane and East Sheen High Street make daily life easy and enjoyable.

















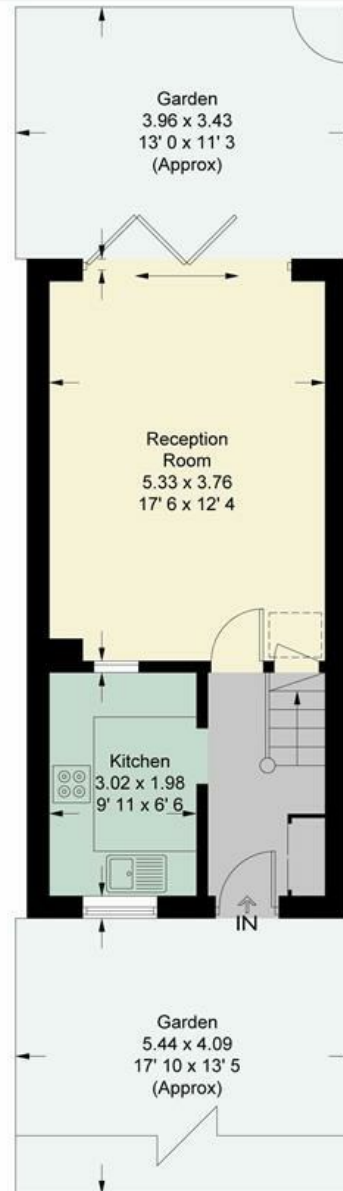
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Approximate Gross Internal Area = 684 sq ft / 63.6 sq m
(Including Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

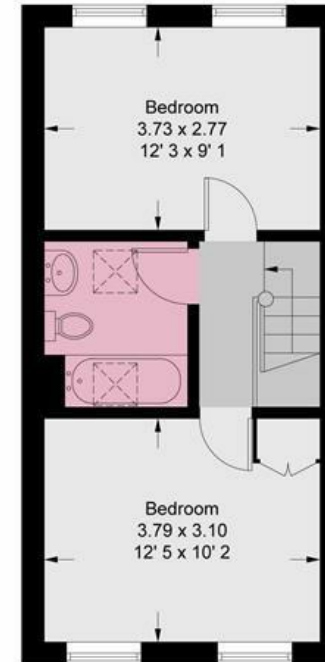


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Ground Floor
345 sq ft / 32.1 sq m
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



First Floor
339 sq ft / 31.5 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.





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