



JAMES
ANDERSON



FOR SALE

£800,000

Derby Road, London, SW14

This beautifully presented cottage has been recently updated by the current owner, creating a stunning home. The accommodation comprises a spacious reception room with direct access to the garden, a bright kitchen/breakfast room, a contemporary family bathroom, and a porch area with useful storage. Upstairs, there are two generous double bedrooms and access to a large loft. Outside, the property benefits from a good-sized private west-facing rear garden, complete with a storage shed and convenient rear access.

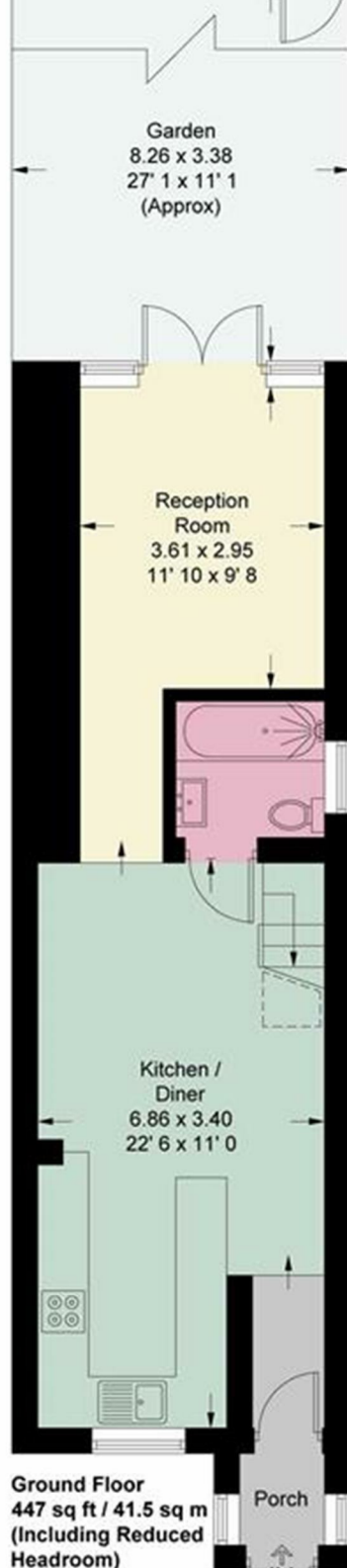
Derby Road is ideally positioned in excellent proximity to Richmond Park and Sheen Common, and within a stone's throw of Sheen Mount Primary School. The property is perfectly placed for the extensive shopping and leisure amenities of East Sheen, including Waitrose, along with an excellent selection of gastro pubs, restaurants and coffee shops.

Commuters are equally well served, with Richmond Station, North Sheen Station and Mortlake Station all within easy reach, as well as convenient bus links providing swift access into Central London.

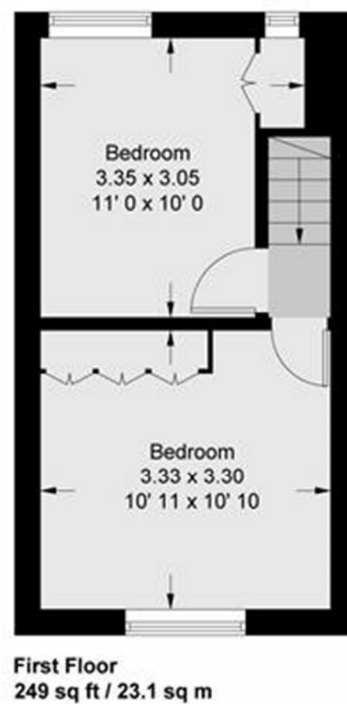


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Reduced headroom below 1.5m / 5'0



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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