



JAMES
ANDERSON



FOR SALE

£1,375,000

Grosvenor Gardens, London, SW14

An increasingly rare and charming four-bedroom period house, full of its original character and located on one of East Sheen's most desirable streets.

The property offers a welcoming entrance hallway leading to a generous double reception room, a downstairs utility room and WC, and an easy-flowing kitchen/dining space with a delightful conservatory beyond. The upper floors provide four well-proportioned double bedrooms and two bathrooms, together with excellent and easily accessible eaves storage.

The house retains a wealth of original period features, including picture rails, corbel corning, ceiling roses and refurbished sash windows, with attractive fireplaces throughout. To the rear, there is a lovely landscaped west-facing garden, providing a wonderful private outdoor space.

The house is located very close to the Ofsted-rated 'Outstanding' East Sheen Primary School, with Barnes Primary School, also rated 'Outstanding', nearby. The fantastic amenities of East Sheen are within easy reach, as are White Hart Lane and Barnes Village, with their popular cafés, restaurants and independent shops. Richmond Park and the River Thames are also easily accessible.

For convenient access into London, trains to Waterloo are available from Barnes Bridge, Barnes and Mortlake stations, all close by, while a number of local bus routes can be easily reached along the nearby Upper Richmond Road.



Four Double Bedrooms



Two Bathrooms



Double Reception Room With Feature Fireplaces



Eat In Kitchen / Dining Space



EPC Rating TBC | Council Tax G | Freehold



Equal Distance To Both Mortlake & Barnes Stations



Moments From East Sheen Primary School [OUTSTANDING]



Pretty Tree Lined Road



West Facing Garden



Further Potential To Extend (STPP)

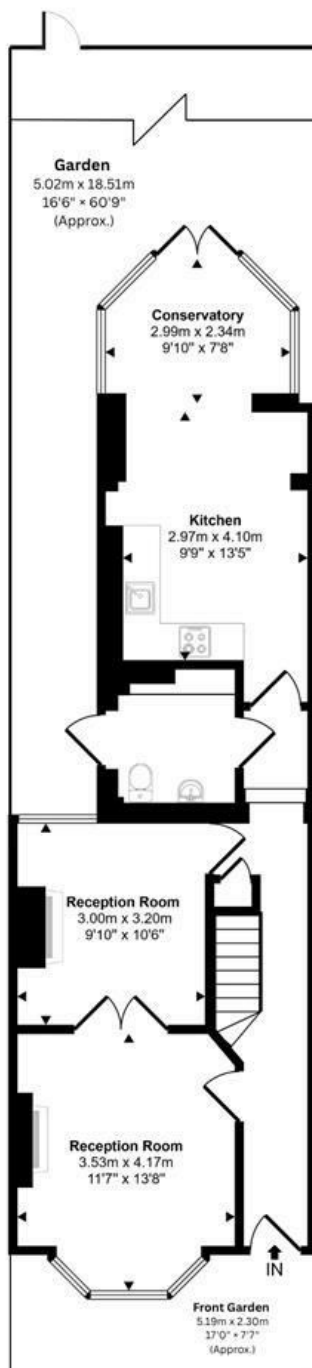


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

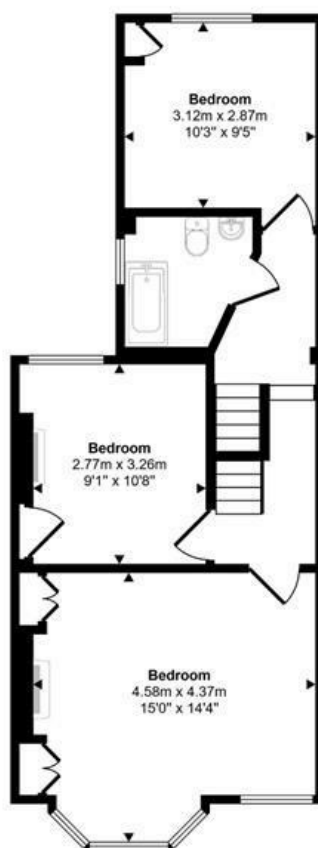
020 8876 6611

Grosvenor Gardens, SW14

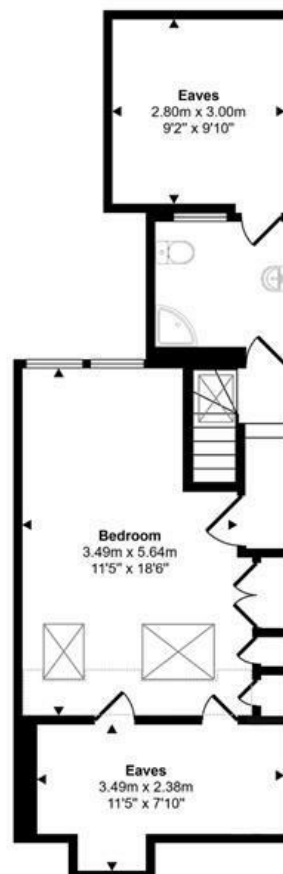
Approx Gross Internal Area
162 sq m / 1743 sq ft



Ground Floor
Approx 62 sq m / 669 sq ft



First Floor
Approx 53 sq m / 565 sq ft



Second Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

