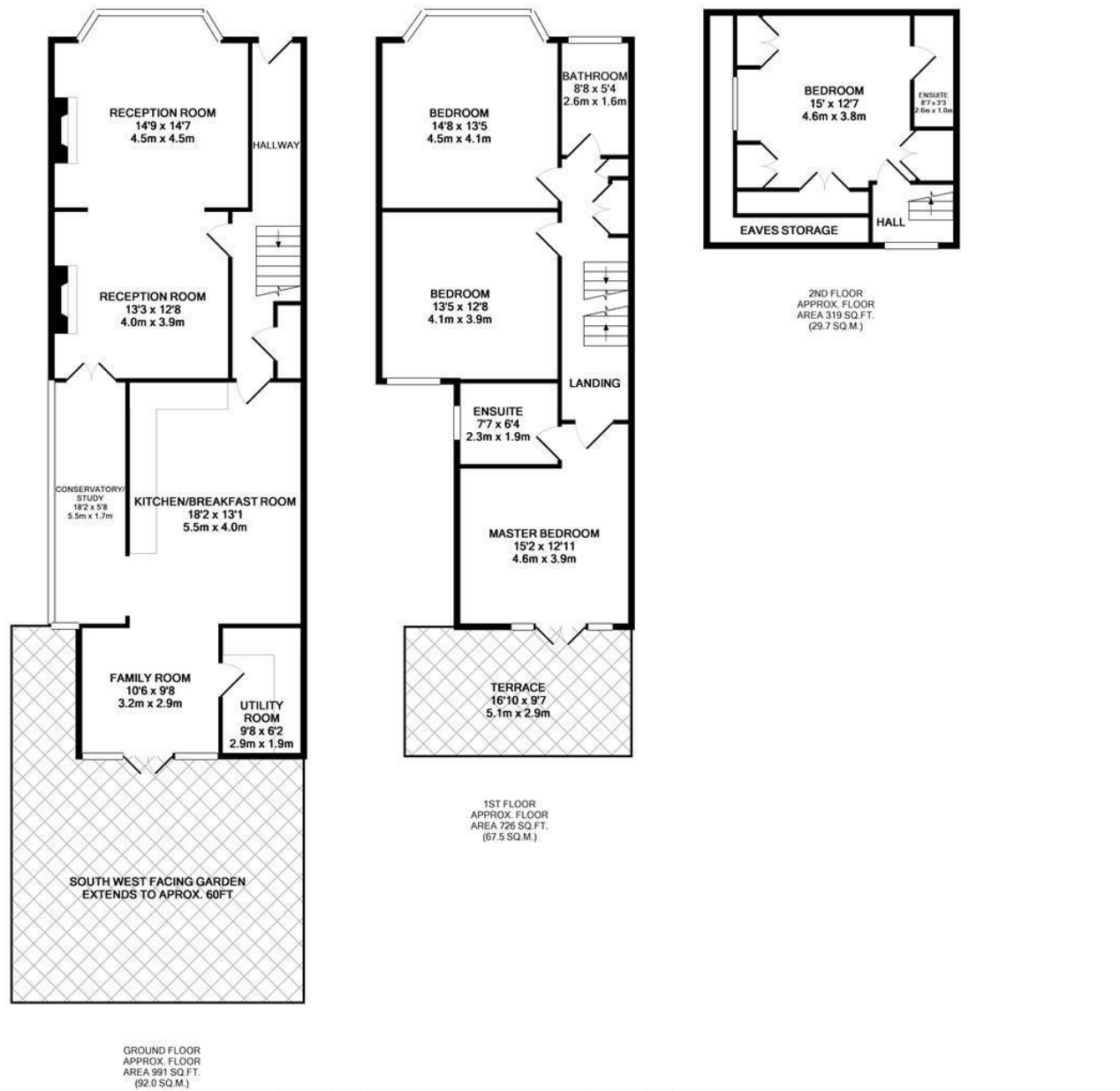


**Sandycombe Road
St Margarets
TW1 2LU**

£1,850,000





- Beautifully presented Edwardian family home
- Impressive living space
- Open plan kitchen family room
- Four bedrooms
- Three bathrooms
- Sunny South facing garden
- Master suite with roof terrace
- Prime St Margarets location
- Planning consent granted/ kitchen extension
- Excellent school catchment area

For more information or to book a viewing, please contact:

020 8744 2434

stmargarets@chasebuchanan.london

124 St Margarets Road, St Margarets,
TW1 2AA



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Buchanan**

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100-110	A			100-110	A		
81-100	B			81-100	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
25-42	E			25-42	E		
10-24	F			10-24	F		
1-9	G			1-9	G		
Not energy efficient - Higher running costs				Not environmentally friendly - Higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Current Energy Efficiency Rating: 53
Potential Energy Efficiency Rating: 73