



20 York Avenue SW14 7LG

RP
RANDALL PRICE

An exceptional 3,700 sqft architect and interior designed family home moments from Richmond Park

Features

- 3,700 sqft interior designed house
- 6 bedrooms
- 4 bathrooms
- Exclusive parkside avenue
- Beautifully appointed drawing room
- Stylish and contemporary decoration
- Close to Richmond Park
- 1,100 sqft Kitchen/dining,living area
- Driveway parking





Description

Located just moments away from the stunning Richmond Park, this impressive property spans approximately 3,700 square feet over 3 floors and boasts a sleek and contemporary design, with stylish finishes and fixtures throughout. The entrance hall sets the tone for the rest of the property, with its chic and modern decor creating an immediate sense of luxury and sophistication. The expansive open plan kitchen/living/dining room offers the perfect space for entertaining guests or relaxing with family. Featuring floor to ceiling, full width glass doors that allow for natural light to flood the room, creating a bright and airy atmosphere. The property boasts six bedrooms, each thoughtfully designed to create a peaceful and relaxing retreat. The master bedroom features a luxurious en-suite bathroom and walk-through wardrobe, offering the perfect space to unwind. There are also three additional modern bathrooms, each with high-quality finishes and fixtures. The property also benefits from a good sized private garden with a large paved terrace and seating area, ideal for al fresco dining or entertaining guests. The front garden has been hard landscaped and provides off street parking and access to an integrated large storage shed (previously a garage).

In summary, this six-bedroom, four-bathroom, 3700 sqft interior designed house is the perfect blend of luxury, comfort, and convenience, offering a truly exceptional living experience.

Location

East Sheen is a leafy family area located in the London Borough of Richmond upon Thames, nestled between Barnes and Richmond. It is situated approximately 8 miles southwest of central London and is bordered by the River Thames to the north and Richmond Park to the South.

One of the many attractions of East Sheen is its proximity and access to Richmond Park, which provides 2,500 acres of deer inhabited parkland and is the largest of the Royal Parks in London. The park offers a range of recreational activities, including walking, cycling, horse riding, and wildlife watching. It is also home to several historic buildings, including Pembroke Lodge, a former royal residence that now houses a popular cafe and event venue.

In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

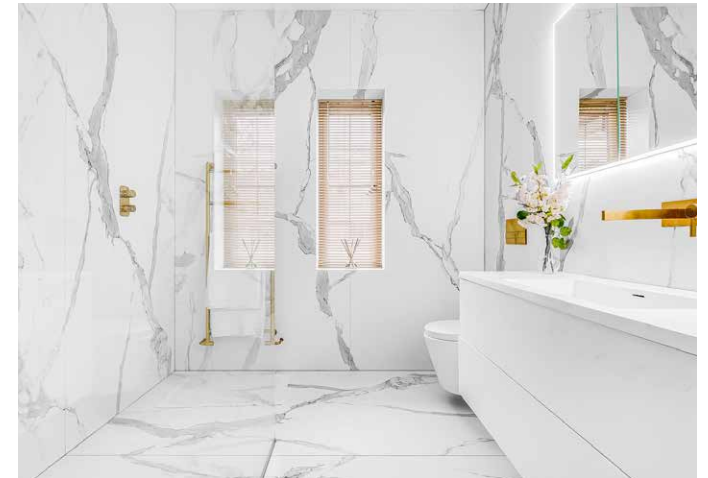


East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and pubs. There are also several supermarkets, including Waitrose and Tesco, making it easy for residents to do their weekly shopping.

The area is known for its excellent schools, both state and private. Some of the top-rated schools in East Sheen include Sheen Mount Primary School, East Sheen Primary School, Thomson House and Tower House.

Transportation links in East Sheen are good, with Mortlake train station, several bus routes serving the area, and Richmond station providing access to the London Underground, Overground, and National Rail services.

Overall, East Sheen is a desirable location for those seeking a slower pace of life in an area with a real sense of community, but with easy access to central London and Heathrow airport.



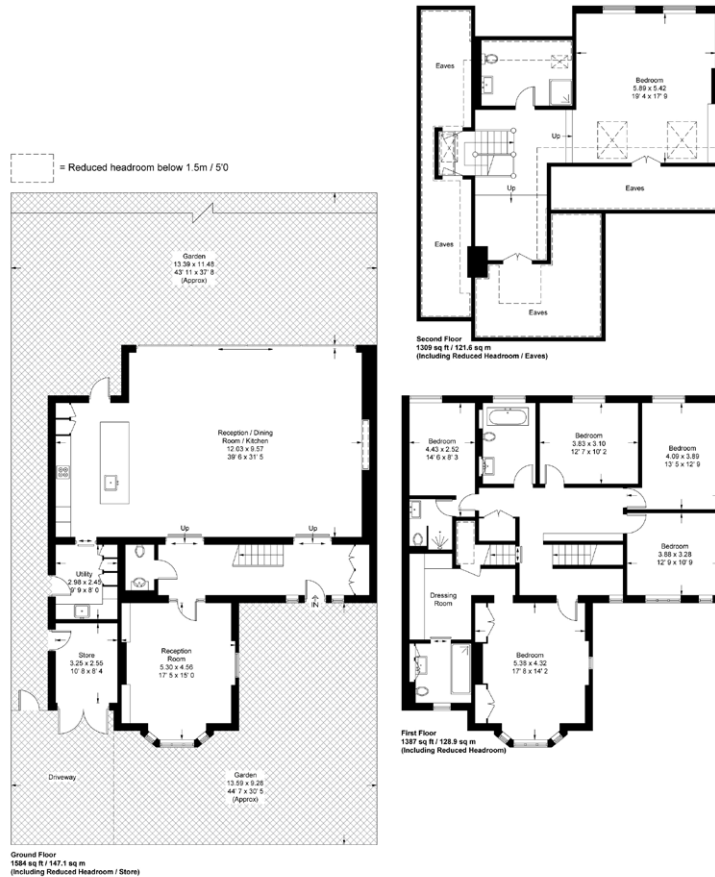
“A very special house, in a very special location – definitely one of my favourites”





York Avenue

Approximate Gross Internal Area = 3684 sq ft / 342.2 sq m
 (Excluding Reduced Headroom / Eaves / Including Store)
 Reduced Headroom / Eaves = 596 sq ft / 55.4 sq m
 Total = 4280 sq ft / 397.6 sq m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	84
(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	



- 0208 087 3545
- info@randallprice.co.uk
- www.randallprice.co.uk
- Unit 2 Sheen Stable, R/O 119-129 Sheen Lane, London SW14 8AE

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