



Palewell Park, East Sheen, London. SW14 8JJ. Freehold

RP  
RANDALL PRICE





An outstanding period residence with an 83' secluded garden and a stunning kitchen/dining/family room.

### Features

Semi-detached	5 Bedrooms
Circa 2,600 sqft	3 Bathrooms
Large Kitchen/dining/family room	83' private garden
Large reception hall	High ceilings

### About the house

Located at the top of the highly desirable Palewell Park, equidistant from the high street and Richmond park, this impressive 5 bedroom period property offers well-proportioned and beautifully presented accommodation over 3 floors.

Of the many features is an impressive reception hall, sumptuous principle bedroom suite with far reaching views and a superb kitchen/dining/family room with floor to ceiling, full-width glass sliding doors, opening onto a secluded 83' rear garden.

East Sheen is a residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London, approximately 2.5 miles from Putney Bridge and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, East Sheen is a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

Transportation links in East Sheen are good, a short walk to Mortlake train station, several bus routes serving the area and Richmond station providing access to the London Underground, Overground, and National Rail services giving direct access into the City. 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 gastro pubs. There are also several supermarkets, including Waitrose and Tesco. The area is known for its excellent schools, both state and private.









# Palewell Park

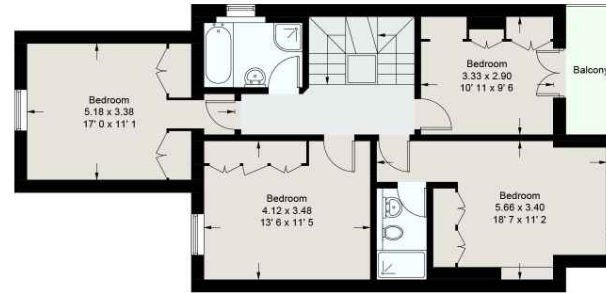
Approximate Gross Internal Area = 2438 sq ft / 226.6 sq m  
 (Excluding Reduced Headroom / Eaves / Void)  
 Reduced Headroom / Eaves = 191 sq ft / 17.8 sq m  
 Total = 2629 sq ft / 244.4 sq m



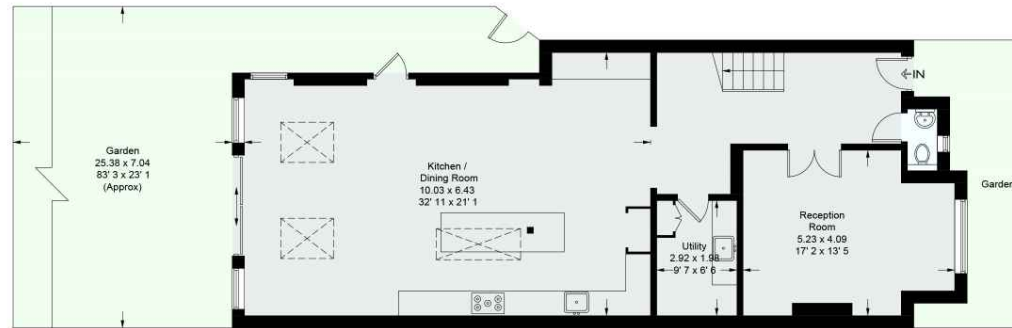
= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 641 sq ft / 59.6 sq m  
 (Including Reduced Headroom / Eaves / Excluding Void)



**First Floor**  
 803 sq ft / 74.6 sq m



**Ground Floor**  
 1136 sq ft / 105.5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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