



Vicarage Road, East Sheen, London. SW14 8RY. Freehold





A rare and substantial 6 bedroom period residence of over 3,300 sqft with views over Palewell Common.

### Features

- |                                  |                            |
|----------------------------------|----------------------------|
| 3,300 sqft                       | Views over Palewell Common |
| 6 Double bedrooms                | Parking for 2 cars         |
| 4 Bathrooms                      | Potential to extend stpc   |
| 34' Double aspect reception room | 100' Secluded garden       |

### About the house

On the market for the first time in over 50 years, with wonderful far-reaching views across Palewell Common, this substantial and exceptionally spacious family home offers well-planned, lateral accommodation over 3 floors.

Providing a wealth of period charm and character, this excellent Parkside residence features a grand 34' double aspect drawing room, a spacious reception hall, 6 double bedrooms and 4 bathrooms.

There is also a mature and secluded rear garden of approximately 100' offering significant potential to extend across the rear of the ground floor, subject to the usual consents. To the front of the house the garden is part hard landscaped and part rose garden along with driveway parking for 2 cars.

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. 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.

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.

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.



# Vicarage Road

Approximate Gross Internal Area = 3315 sq ft / 308 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 74 sq ft / 6.9 sq m  
 Total = 3389 sq ft / 314.9 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
More energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			



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