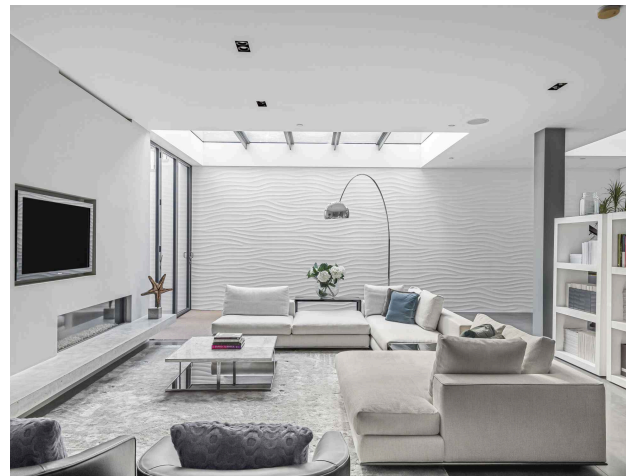




Sheen Lane, London, Sw14 8RL. Freehold

RP
RANDALL PRICE



x-tinymce/html An exceptional 6 bedroom residence of over 4,500 sqft providing spectacular living and

Features

4,500 sqft
3 Reception rooms
40' kitchen/dinning room
Cinema/games room

150m From Richmond Park
6 Bedrooms
4 bathrooms
West facing garden

About the property

Located just moments away from Richmond Park and situated in this wonderful Parkside location, this impressive and rare property offers approximately 4,500 square feet of light and spacious, contemporary accommodation, with a real emphasis on living and entertaining space.

The expansive open plan kitchen/living/dining room, offering approximately 750 sqft of lateral living space, is truly the heart of the house and offers the perfect space for entertaining guests or relaxing with family. The floor to ceiling, glass sliding doors opening on to the west facing garden, allows natural light to flood in creating a bright and airy atmosphere.

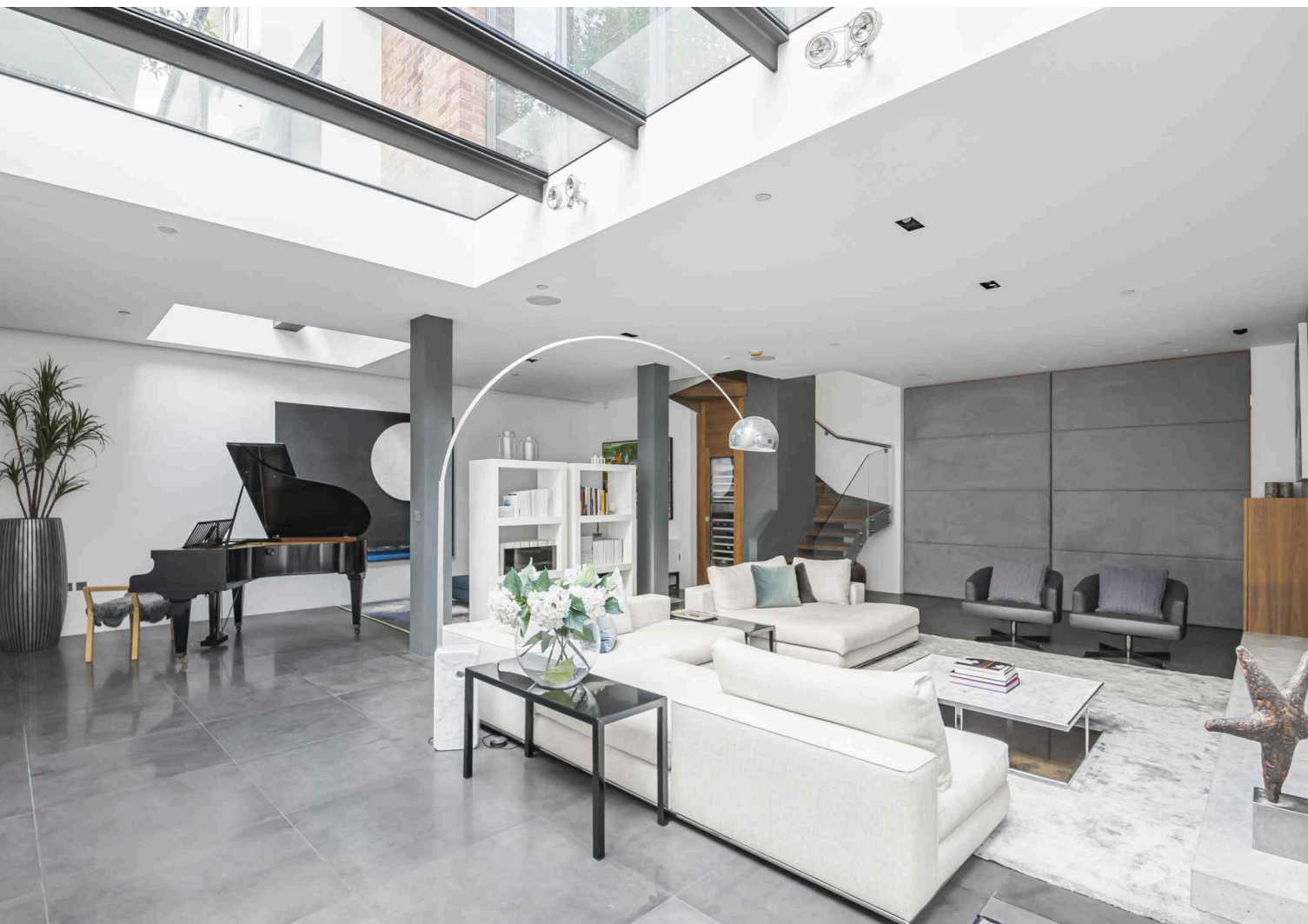
A unique feature of this property is the spectacular lower ground floor, which provides an enormous living/music room of circa 900 sqft. In addition there is a cinema/games room, utility room and shower room.

The property boasts 6 bedrooms and 4 bathrooms, with the the principal bedroom being on the top floor providing an en-suite bathroom room and walk-in wardrobe area.

The west facing rear garden has been landscaped and has a electric gates to allow vehicle access/parking if needed.

Situated on the Parkside of Sheen, approximately half a mile from the East Sheen town centre with its wide range of shops, restaurants and of course Waitrose. The excellent shopping, recreational and transport facilities offered by the historic town of Richmond are approximately 0.75 miles away.

There are many excellent schools in the general vicinity including The Old Vicarage, St Paul's, The Harrodian, Tower House, Ibstock Place School, The German and Swedish Schools, as well as a number of first rate state schools. 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.



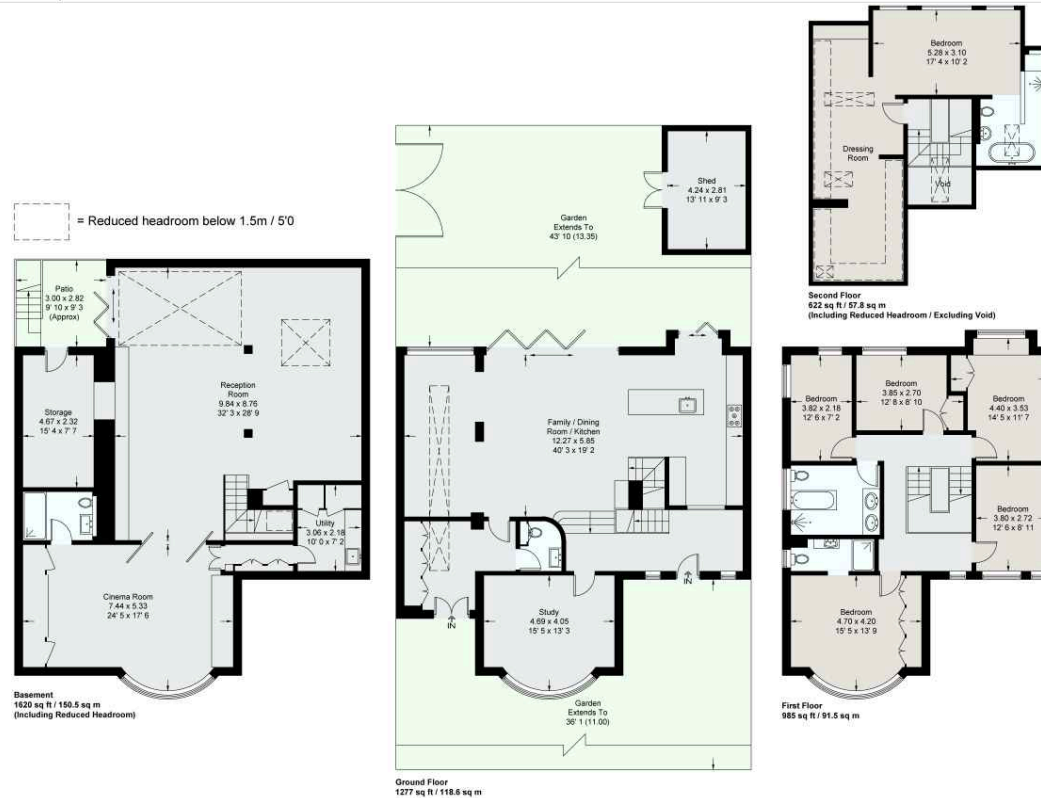
Sheen Lane

Approximate Gross Internal Area = 4404 sq ft / 409.1 sq m
(Excluding Reduced Headroom / Void)

Reduced Headroom = 100 sq ft / 9.3 sq m

Shed = 128 sq ft / 11.9 sq m

Total = 4632 sq ft / 430.3 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)		
55-68 (D)		
39-54 (E)		
21-38 (F)		
1-10 (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
- Office 108, 20 Mortlake High Street, London, SW14 8JN

Brochure by fourwalls-group.com