



7 Howgate Road, East Sheen, SW14 8NQ

Asking Price: £645,000

Council Tax Band: D

EPC: Band D

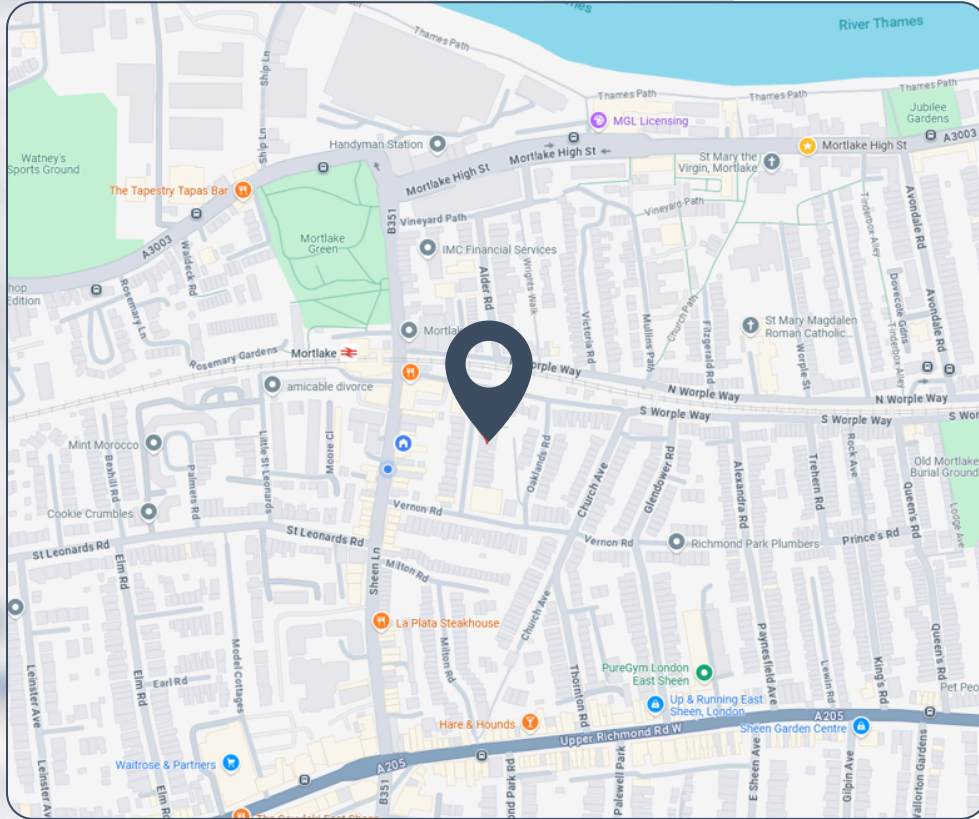
679 Square feet

Location

Howgate Road is a quiet and pretty residential road that runs parallel to Sheen Lane on the East Sheen/Mortlake border.

There are several outstanding local schools on your doorstep the closest being Thomson House School.

It has excellent transport links: it is within an incredibly short walk of Mortlake Station, (British Rail 21 minutes to Waterloo), and positioned perfectly for bus routes to Richmond and Putney. It also has very easy access to the A316, M4, M3 and beyond.



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Summary

- 2 Double Bedrooms
- Open plan kitchen/Living room
- Bathroom
- Private garden
- Leasehold
- Richmond Borough Council

The Property

This gorgeous flat has a distinct advantage over its rivals, in that the minute you walk in, it feels like home.

The two-bedroom apartment is set on the ground floor of this very pretty period house and enjoys a beautiful private garden.

Its grand period features are embellished by an expressive renovation and a confident elegance is articulated by the eclectic colour palette and brilliantly executed pops of colour.

The space is well proportioned and would suit a variety of layouts.

Nice to know:

Local Authority: Richmond Borough Council

Council Tax Band: D

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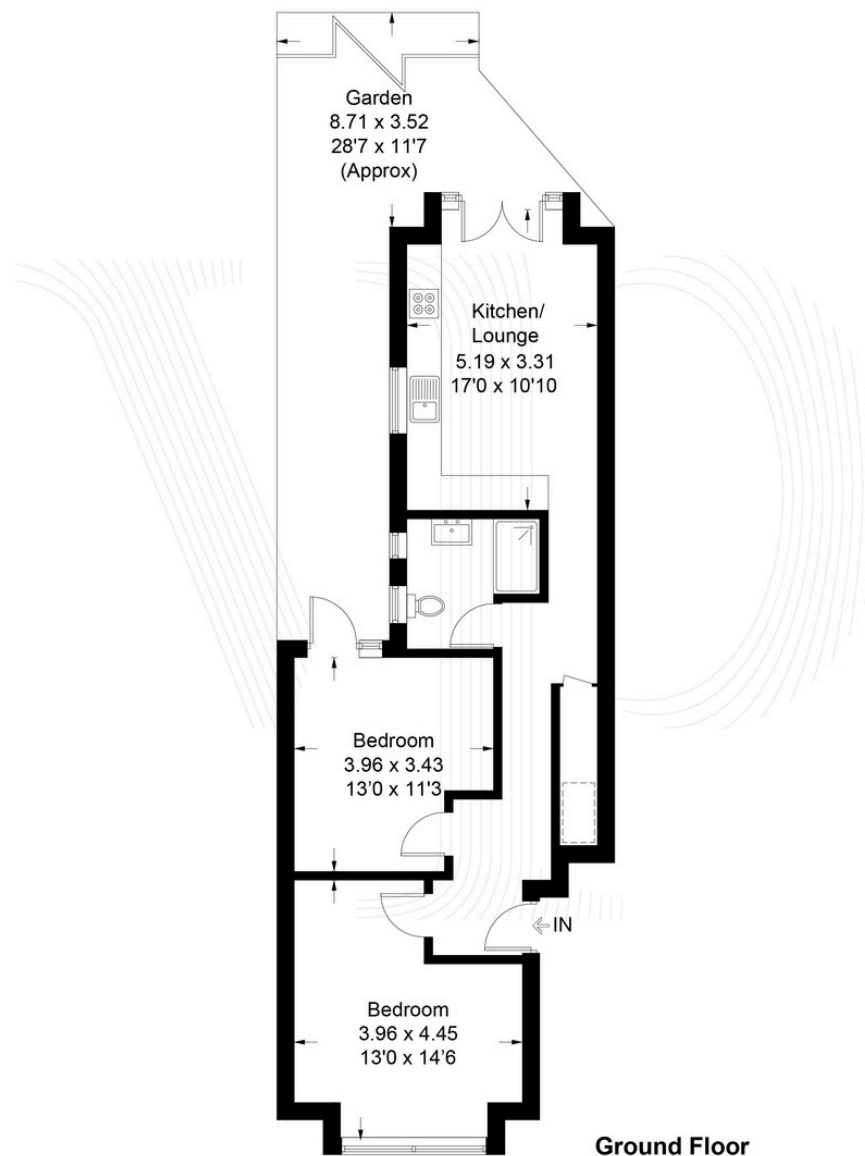
679 square feet

Leasehold with lease of 100 years unexpired

Double glazed throughout

Howgate Road, London, SW14

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft





You enter the property into a welcoming hallway, with elegant wood-paneling and wooden floor.

At the front of the home you'll find the larger of the two bedrooms, with wooden floor and high ceiling adorned with impressive cornicing and ceiling mouldings, the double-glazed sash windows form a square bay that are fitted with smart white plantation shutters to give some privacy but allow the natural light to flood through the room.

The fireplace centres the room and is framed by fitted cabinetry either side to provide well-thought-out storage solutions.



The second bedroom is another fabulous double with fitted wardrobes and direct access to the private garden. The feature walls are painted in Railings by Farrow and Ball which works wonderfully against with bright white ceiling.

Back in the hallway, there is a very useful and generous understairs cupboard, perfect for practical everyday storage.



The stylish shower room has excellent storage, a large basin and an ample walk-in shower with black crittal-effect shower screen making this space extremely contemporary.



At the rear of the property is the open plan living room/kitchen which has been executed in a simple palette of cream cabinetry and wooden countertops with a teal splashback to add some colour to this already cheerful space.

Natural light flows into the room and a set of French windows open on to the private garden, which creates a wonderful sense of extension to the interior.



From the kitchen window, the view opens onto a quintessentially London scene—an attractive wall built from London Stock honey-coloured bricks, that form the backdrop to the side return, a cleverly used space that extends the garden along the side of the property and creates a very inviting social nook that links back into one of the bedrooms.





The generous private garden is walled to one side and paved in pale and honey limestone that nod to the Mediterranean.

The fencing is painted a chic, charcoal-black, giving the garden a dramatic frame and making the greenery pop. White pebbles line the borders creating a clean and elegant contrast.

The garden feels like a secret courtyard, designed for relaxed entertaining from late breakfasts to evening aperitifs, unfolding in a sun-drenched, east-facing haven.

Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Mortlake, East Sheen, Barnes, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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