



# Christchurch Road

East Sheen, SW14

Asking Price £695,000

A charming wisteria fronted cottage boasting a spacious, bright interior, accessible via a lovely front garden. This historic grade II listed cottage is an exciting opportunity for those looking for a unique home, a high yielding buy to let investment or just simply a delightful London pied a terre.

On the ground floor, you'll discover a snug sitting room featuring a cosy fireplace, a semi-open dining room with a recessed study area, and a kitchen complete with a rustic stable door, that leads you out to a delightful rear patio garden, perfect for outdoor entertaining. Additionally, the ground floor includes a utility room and WC.

Upstairs, you'll find a double bedroom with a feature fireplace and built-in wardrobes adding both character and convenience. The main bathroom, which includes a bath, is conveniently located off this bedroom.

On the prestigious Christchurch Road, this grade II listed cottage is perfectly positioned near the historic Plough Inn and within a stone's throw from both Sheen Common and the entrance to Richmond Park. Waitrose is approximately 0.5 miles away along with other shops and restaurants and Mortlake railway station, offering a direct route to London Waterloo, is just 0.6 miles away.

**CHESTERTONS**





# Christchurch Road

## East Sheen, SW14

- Grade II Listed Cottage
- Parkside Location
- Garden
- One Bedroom
- No Onward Chain
- Potential To Extend (STPP)





**Tenure:** Freehold

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

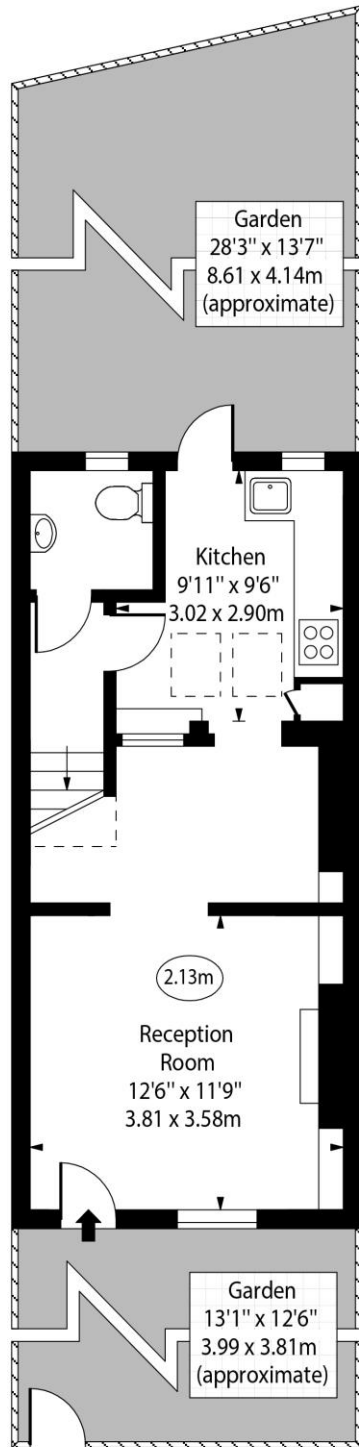
### *Chestertons East Sheen Sales*

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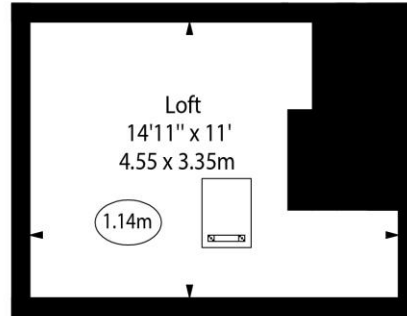
Christchurch Road,  
East Sheen, SW14



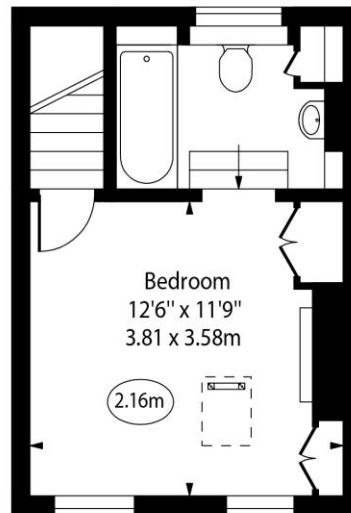
○ - Ceiling Height



Ground Floor



Loft



First Floor

**Approx Gross Internal Area** 613 Sq Ft - 56.95 Sq M  
(Excluding Loft)

**Loft Area** 135 Sq Ft - 12.54 Sq M

For Illustration Purposes Only - Not To Scale

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