



# Oaklands Road

East Sheen, SW14

Guide Price of £1,300,000

This wider-than-average home is located on a popular and quiet residential side road close to Mortlake Station, Thomson House school, and the many independent restaurants, shops, and coffee shops on Sheen Lane. This well-positioned house is end-of-terrace with an open outlook across neighbouring gardens at the front of the house.

The house retains wonderful period features including original fireplaces and stained glass windows. The loft has been converted by a well-respected local company 'Attic. There is the possibility to add further value and space via a ground floor kitchen extension.

Offered for sale with no onward chain, making this not only a highly desirable home but also a stress-free purchase.



# Oaklands Road

## East Sheen, SW14

- End of Terrace House
- Five Bedrooms
- Garden
- Close to Mortlake Station
- Within Catchment Area for Thomson House School



**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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 60                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-10) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

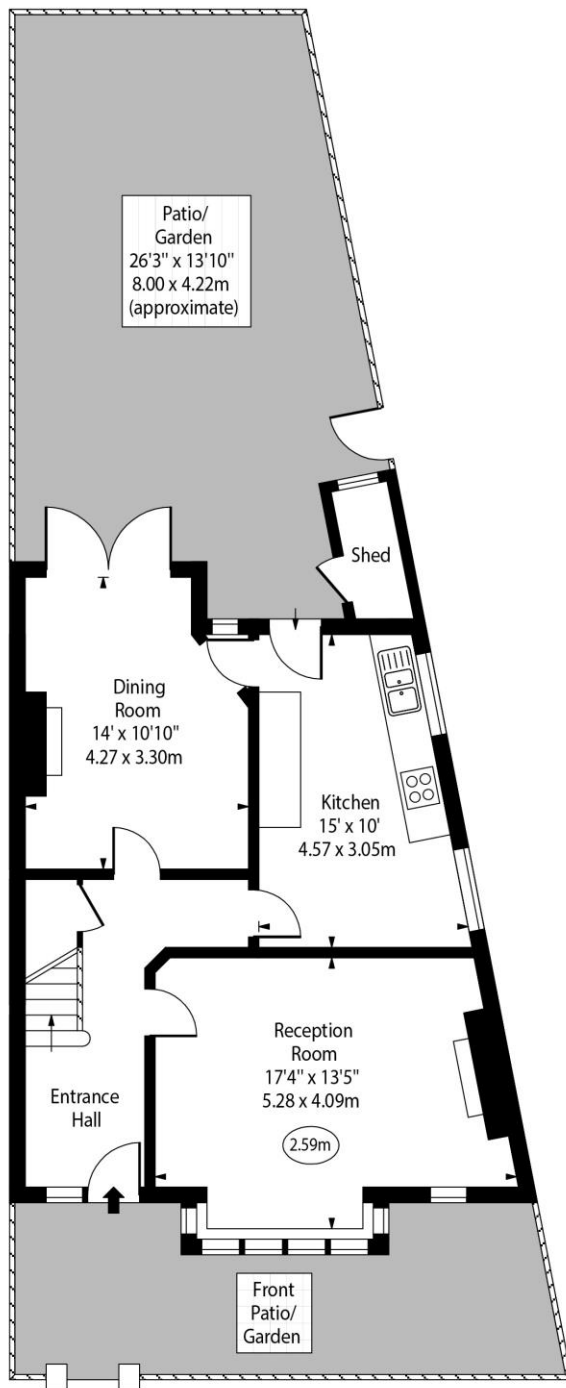
### *Chestertons East Sheen Sales*

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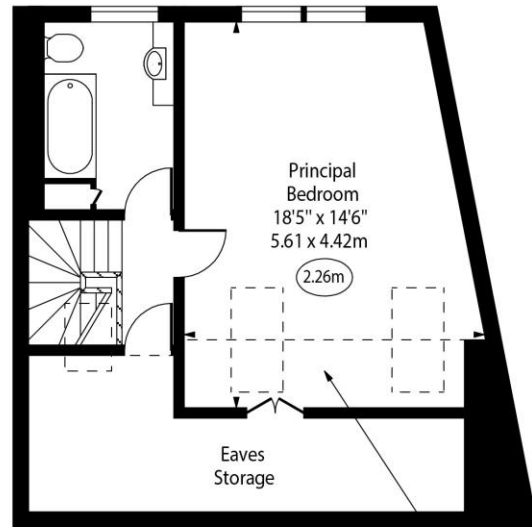
Oaklands Road,  
East Sheen, SW14



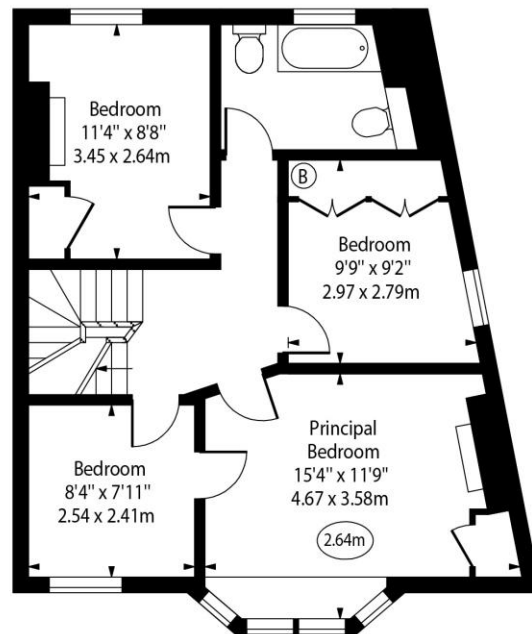
○ - Ceiling Height



Ground Floor



Second Floor Restricted Height Area



First Floor

Approx. Floor Area Including Restricted Heights 1645 Sq Ft - 152.82 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

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