



Stanley Road  
East Sheen, SW14

CHESTERTONS





Welcome to Griffin House, a stunning, historic home located on a half-acre of private walled land in southwest London. Originally a coach house, Griffin House retains its open and generously proportioned layout over 4,000 sq. ft. of living space and wonderfully high ceilings that create a sense of grandeur and spaciousness. Every room in the house overlooks the private, south-facing garden, offering a peaceful and tranquil setting as natural light pours in from the 11 vast, triple-glazed, south-facing windows. In addition, off-street parking is available for you and your guests.

Upon entry to the home there is a grand double-height entrance hall with a sweeping architectural staircase. The ground floor comprises a large gourmet kitchen and three large reception rooms- all with beautiful views of the garden and original parquet floors. The living room features a wood-burning antique marble fireplace. There is a large library/TV room and a further oversized bedroom/bonus room with an en-suite and separate access, making it an ideal space for an office, studio or nanny/granny flat. Fitted with high-quality integrated Miele appliances, including an induction hob, a steam oven and a wonderful central island/breakfast bar, the large eat-in kitchen also benefits from underfloor heating and a separate back entrance off the driveway. Further ground floor amenities include a large coat closet, a powder room/WC, and a laundry room. The first floor accommodates four large double bedrooms, including a principal suite with two separate dressing areas and en-suite bathrooms. The principal suite features vaulted ceilings and fantastic views over private back-garden greenery. The guest room is double-aspect en-suite bathroom. There are also two additional substantial double bedrooms and a family bathroom on this floor. The first-floor landing is bright and spacious, with panoramic views as far as Wembley stadium approximately 10 miles away!

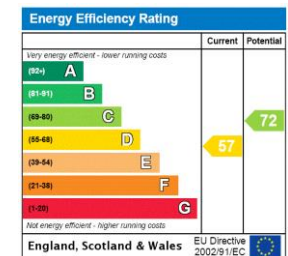
Location:

East Sheen is a small community with a beautiful village at its heart. Stanley Road is a short walk away from Sheen Common and the world famous Richmond Park. Sheen Common offers recreational facilities that is popular with dog walkers as well as cricket players, and connects with Richmond Park's 2,500 acres of historic natural parkland and bike trails. The neighbourhood maintains a traditional character including centuries-old pubs and neighbourly consideration and perfectly balances country living with city access via London transport. The District Line tube and the train are walkable. An ideal location for families, the area has easy access to outstanding state and private schools such as the adjacent Sheen Mount Primary, Tower House, Ibstock Place, St Pauls, The Harrodian, and The Swedish and The German schools.

- A stunning, detached home on a half-acre, walled plot
- Excellent privacy
- Five bedrooms, six bathrooms and over 4,000 sq. ft. over just two floors
- Prime Parkside location, close to Sheen village, Richmond and Richmond Park
- Driveway off-street parking
- 180 ft. south facing garden

**£12,500 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

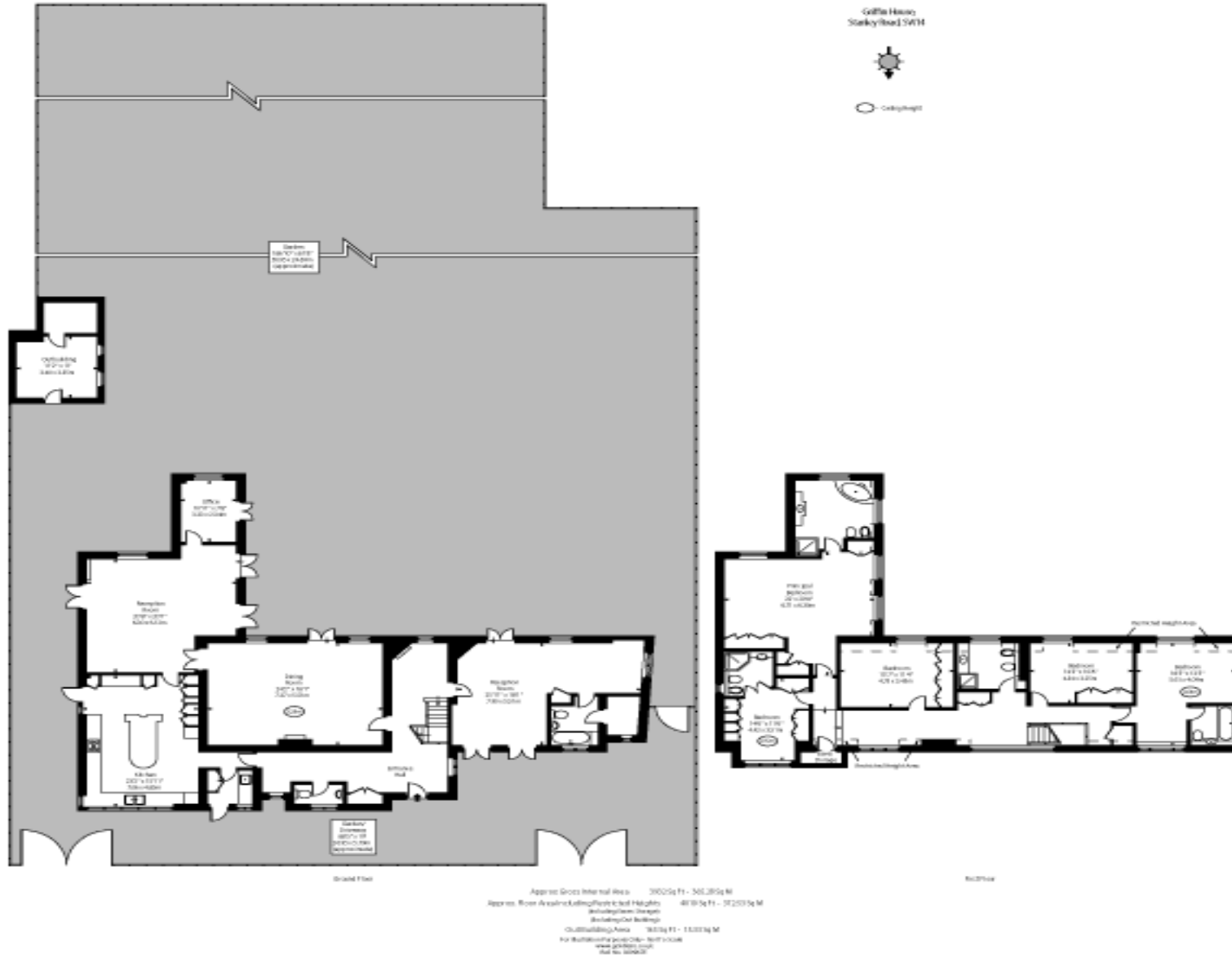


**Minimum Term:** 12 months  
**Deposit Required:** £17,307.69  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** H  
**EPC Rating:** D  
**Furnished**

**Chestertons East Sheen Lettings**

254a Upper Richmond Road West  
 East Sheen  
 London  
 SW14 8AG

sheen@chestertons.co.uk  
 02081040580



Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

