



**JAMES  
ANDERSON**





## FOR SALE

**£1,050,000**

Shalstone Road, London, SW14

A beautifully presented mid terrace family home situated in this highly regarded and convenient location within easy reach of East Sheen Town Centre. Arranged over three floors the property provides a stunning, fully extended kitchen/family room and separate bay fronted reception on the ground floor with a cloakroom off the entrance hall, three bedrooms and a modern family bathroom on the first floor and a double bedroom suite with en-suite bathroom on the top floor.

Outside the property boasts and a wonderful south facing rear garden directly off the kitchen / living space with incredibly useful rear access. Shalstone Road is ideally located for a number of highly-rated schools including the outstanding Holy Trinity, Sheen Mount and Thomson House Primary Schools. Mortlake station which provides direct access to London Waterloo is a short walk away.

-  Four Bedrooms
-  Two Bathrooms
-  Separate Reception Room
-  Extended Modern Kitchen / Living Space
-  Freehold | EPC C | Council Tax F
-  Short Walk To Mortlake Train Station
-  Close To Thomson House Primary School
-  Tree Lined Residential Road
-  South Facing Garden
-  No Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Shalstone Road

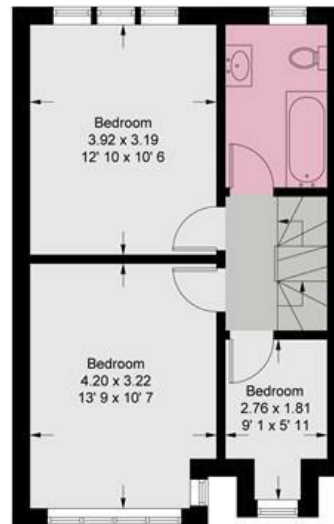
Approximate Gross Internal Area = 1389 sq ft / 129 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 1395 sq ft / 129.6 sq m



**Ground Floor**  
 657 sq ft / 61 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 298 sq ft / 27.7 sq m



**First Floor**  
 440 sq ft / 40.9 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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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