



JAMES  
ANDERSON

Palewell Park  
London SW14







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## Palewell Park London SW14

\* SIX BEDROOMS – FIVE BATHROOMS – WEST FACING GARDEN – NO ONWARD CHAIN – 2,800 SQft\*

A truly stunning, newly refurbished six-bedroom family home situated on the favoured west side of this well-known street in East Sheen. This gorgeous house offers in excess of 2,800 Sqft of flexible accommodation arranged over three floors. The ground floor comprises entrance hallway, double reception room, cloakroom, utility room, and a fabulous extended kitchen/dining/family room that overlooks the rear garden. On the first floor there are three generous bedrooms, two bathrooms (one en-suite) and an impressive principle bedroom. The second floor provides two further double bedrooms and two additional bathrooms with excellent ample eaves storage. The property enjoys a secluded west-facing garden that extends to 80ft. Palewell Park is a hugely popular tree lined road in East Sheen with excellent access to a variety of shops, boutiques and restaurants. For transport, Mortlake railway station is approximately 0.4 miles away providing a

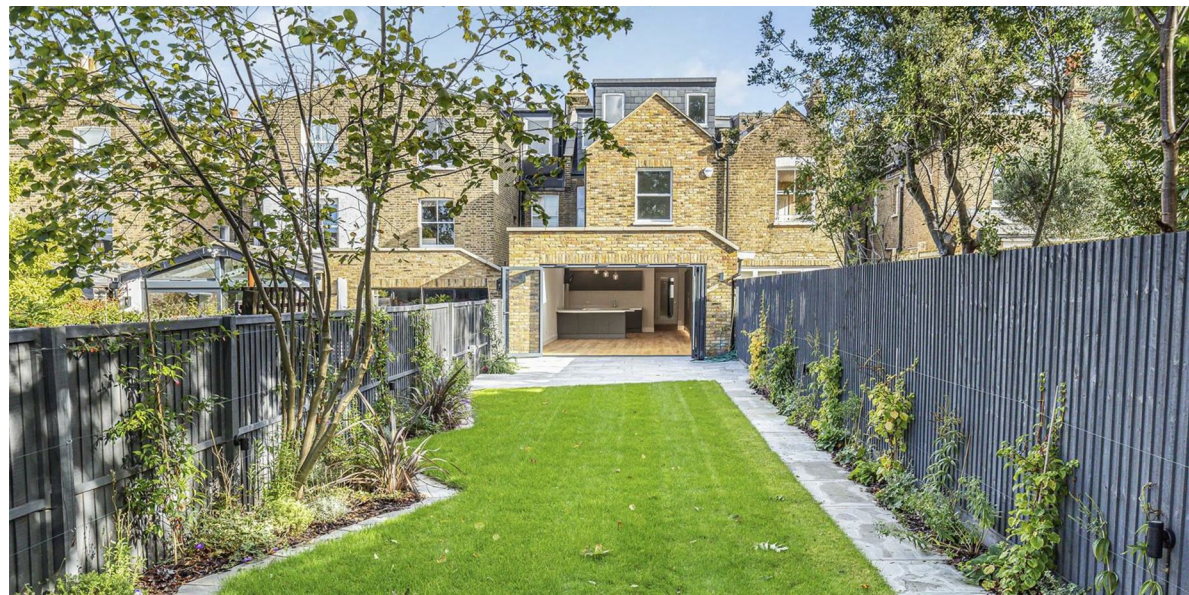
-  Six Bedrooms
-  Five Bathrooms
-  Two Reception Rooms
-  Extended Kitchen / Living Space
-  Freehold | EPC C | Council Tax G
-  Mortlake Train Station (24 minutes to Waterloo)
-  Excellent Schools Nearby
-  Parkside Location
-  West Facing Garden
-  In Excess Of 2,800 SQft





















# Palewell Park

Approximate Gross Internal Area = 2723 sq ft / 252.9 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 119 sq ft / 11.1 sq m  
 Total = 2842 sq ft / 264 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.







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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	<b>81</b>

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

