



**JAMES
ANDERSON**



FOR SALE

£2,400,000

Percival Road, London, SW14

A substantial five bedroom semi-detached house with a 126ft rear garden near Sheen Mount primary school. This superb home boasts excellent living space arranged over four floors to include a wide entrance hallway, separate reception room with working log burner, downstairs w/c next to a utility room. There is a cellar, and a beautifully extended kitchen/family room offering versatile entertaining with direct access to the rear garden. To the upper floors are four double bedrooms, three bathrooms and a principal bedroom with en-suite bathroom, dressing area and a balcony with views over a beautiful garden. The property also offers one of the roads largest rear gardens and has a separate brick built studio complete with shower bathroom. Percival Road is situated approximately 400 yards from the Fife Road entrance to Sheen Common with Richmond Park beyond. The main Sheen shopping centre with its wide variety of shops and restaurants together with bus routes giving access to Richmond, Putney and Barnes are approximately half a mile away. Mortlake Railway station with its services to Clapham Junction and Waterloo is approximately 0.6 of a mile away. There are many excellent schools in the general vicinity including first rate State Primary Schools such as Sheen Mount.



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

020 8876 6611

Percival Road

Approximate Gross Internal Area = 2332 sq ft / 216.7 sq m
 (Excluding Reduced Headroom / Eaves / Cellar)
 Reduced Headroom / Eaves / Cellar = 385 sq ft / 35.8 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 2869 sq ft / 266.6 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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