



**JAMES  
ANDERSON**



**FOR SALE**

**£900,000**

Kingsway, London, SW14

A four bedroom end terrace home requiring modernisation and offering fantastic long term potential and further scope to extend (subject to planning). The living space on the ground floor comprises hallway, bay fronted lounge, dining room with patio doors out to the garden, fitted kitchen and a downstairs bathroom. There are stairs leading up to the first floor which offers landing, two double bedrooms, third single bedroom and a second bathroom. There is a further double bedroom and w/c in the loft. To the rear is a good size private garden with useful side access and a large studio ideal for storage. Kingsway is a well regarded location on the Richmond and SW14 border proving good access to both Richmond and East Sheen town centres. Mortlake Station, North Sheen Station and The River Thames are all easily accessible.



Four Bedrooms



Two Bathrooms



Separate Reception Room



Kitchen / Dining Room



Freehold | EPC D | Council Tax E



Mortlake Station (Zone 3)



Excellent Schools Nearby - Thomson House Primary School  
(OUTSTANDING)



Pretty Tree Lined Road



Separate Garden Office / Studio



Potential To Extend (STPP)



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

020 8876 6611

# Kingsway

Approximate Gross Internal Area = 1101 sq ft / 102.4 sq m  
 (Excluding Reduced Headroom / Eaves / Shed)  
 Reduced Headroom / Eaves = 266 sq ft / 24.7 sq m  
 Shed = 106 sq ft / 9.9 sq m  
 Total = 1473 sq ft / 137 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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