



JAMES  
ANDERSON



## FOR SALE

**£2,250,000**

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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