



**JAMES
ANDERSON**













FOR SALE

£1,175,000

Stanley Road, East Sheen, SW14

An end of terrace four-bedroom family home located near the excellent Sheen Mount Primary School. With a superb west facing rear garden, four bedrooms, two bathrooms and ample entertaining space, this bright and spacious home offers the growing family excellent longevity within the hugely desirable Parkside area of East Sheen.

Stanley Road is on the doorstep of Sheen Mount Primary School, Sheen Common and Richmond Park whilst The River Thames, East Sheen Town centre and Richmond are also within easy reach. The commuter is equally well catered for with exceptional transport links from both North Sheen and Mortlake station and the properties close proximity to the M3 and M4 also provide easy access in and out of London.

-  Four Bedrooms
-  Two Bathrooms
-  Reception Room With Feature Fireplace
-  Extended Kitchen / Dining Room
-  Freehold | EPC D | Council Tax F
-  Mortlake & North Sheen Stations Nearby (ZONE 3)
-  Sheen Mount Primary School Catchment
-  Pretty Parkside Location
-  West Facing Rear Garden
-  End Of Terrace



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

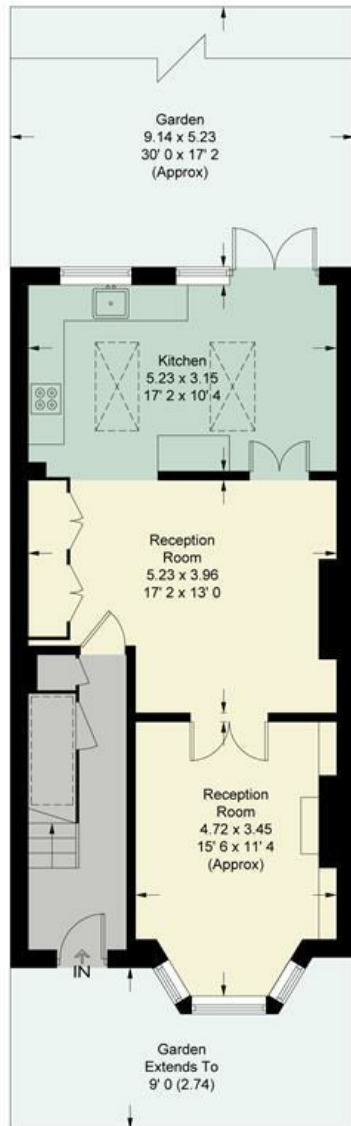
020 8876 6611

Stanley Road

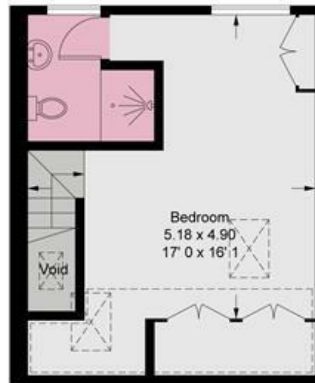
Approximate Gross Internal Area = 1427 sq ft / 132.6 sq m
 (Including Reduced Headroom / Excluding Void)
 Reduced Headroom = 81 sq ft / 7.5 sq m



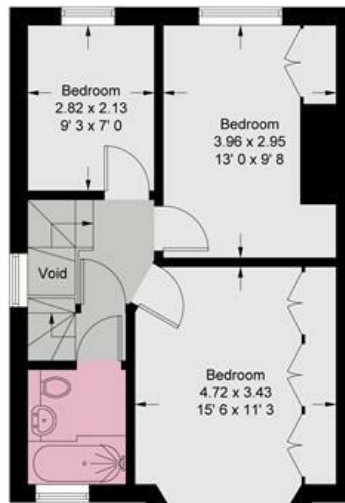
= Reduced headroom below 1.5m / 5'0"



Ground Floor
 658 sq ft / 61.1 sq m
 (Including Reduced Headroom)



Second Floor
 313 sq ft / 29.1 sq m
 (Including Reduced Headroom / Excluding Void)



First Floor
 456 sq ft / 42.4 sq m
 (Excluding Void)

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) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

