



JAMES  
ANDERSON

Beechcroft Road  
London SW14  
£1,395,000



## Beechcroft Road London SW14

A fabulous home that is perfectly located in a popular residential cul-de-sac in East Sheen. This period house has been thoughtfully extended and refurbished throughout with accommodation arranged to provide a separate snug reception room, a wonderfully light kitchen/family room which overlooks the garden and a downstairs w/c. The upper floors provide a principal bedroom with en-suite bathroom & dressing room, two further double bedrooms with en-suite shower rooms and ample built-in storage throughout. Outside the property is enhanced by a landscaped rear garden with useful side access. Put simply this is a stylish and beautiful home.

Beechcroft Road is a highly sought-after cul-de-sac location near the OFSTED rated 'outstanding' Thomson House Primary school. It is also within easy reach of the extensive leisure and shopping amenities of East Sheen and Mortlake station that offers direct services to Waterloo.





















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Approximate Gross Internal Area = 1469 sq ft / 136.4 sq m  
(Including Reduced Headroom / Eaves / Shed)  
Reduced Headroom / Eaves = 100 sq ft / 9.3 sq m  
Shed = 34 sq ft / 3.1 sq m



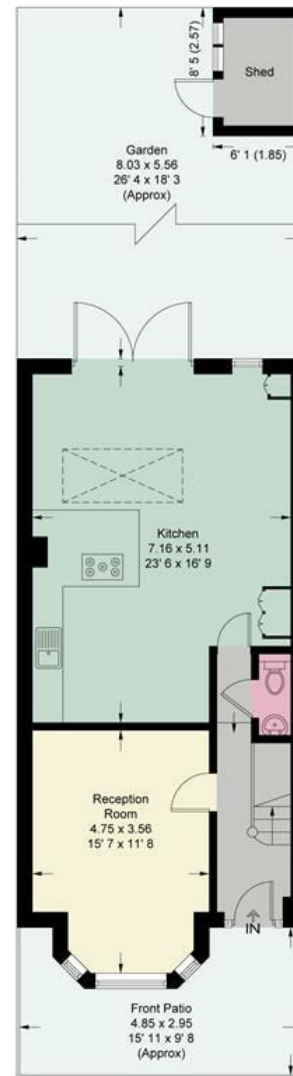
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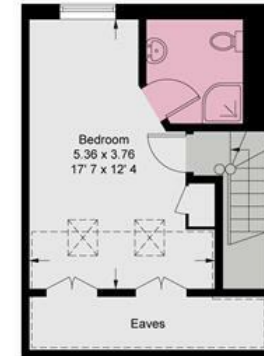
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= Reduced headroom below 1.5m / 5'0"



Ground Floor  
634 sq ft / 58.9 sq m



Second Floor  
326 sq ft / 30.3 sq m  
(Including Reduced Headroom / Eaves)



First Floor  
475 sq ft / 44.1 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.

