



**JAMES
ANDERSON**

Coval Road
London SW14
Offers In Excess Of £650,000



Coval Road London SW14

A fantastic two-bedroom maisonette featuring a private west-facing garden and a spacious loft with potential for conversion into a double bedroom and bathroom (subject to planning), adding significant value to the property. Accessed via a private entrance, the current layout includes two well-proportioned bedrooms, a modern family bathroom, a fully fitted kitchen, and a spacious reception room with ample space for dining. To the rear, the generous private garden enjoys a desirable westerly aspect and presents further potential for development, such as an additional room or a home office (subject to the usual consents).

Coval Road is a pretty Parkside location near where Sheen Mount school, The Victoria Gastropub and Sheen Common may be found, and Upper Richmond Road with its array of shops, restaurants, transport links and other amenities. The property will also be sold with no onward chain.

Service charge: ASK AGENT

Ground rent: £0















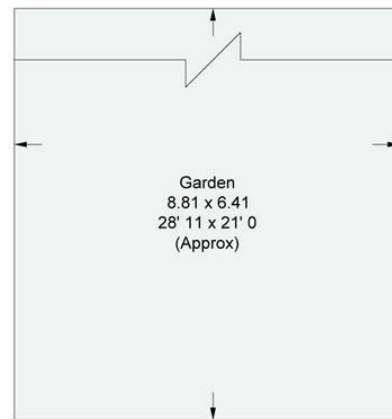


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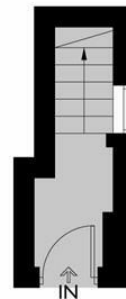
Coval Road

Approximate Gross Internal Area = 1208 sq ft / 112.2 sq m
(Excluding Reduced Headroom)

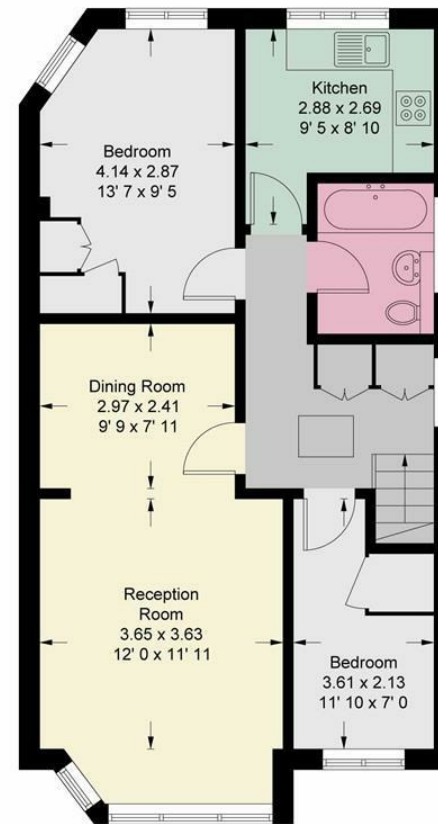
Reduced Headroom = 188 sq ft / 17.5 sq m



Ground Floor

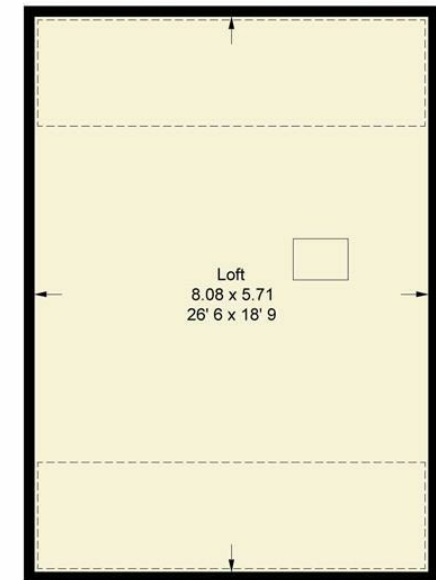


Ground Floor
38 sq ft / 3.5 sq m



First Floor
668 sq ft / 62.1 sq m

= Reduced headroom below 1.5m / 5'0"



Loft
502 sq ft / 46.6 sq m
(Including Reduced Headroom)

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.



363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611

sales@jasheen.co.uk

www.jamesanderson.co.uk

