



**JAMES  
ANDERSON**




# FOR SALE

**£1,050,000**

Kings Road, London, SW14

\*VIEWING FROM SATURDAY 14TH OCTOBER - Strictly by appointment only\*

A charming three bedroom period end-terraced family home located in the highly sought after "Royals" area of East Sheen. The property has been thoughtfully extended and features an extended kitchen/breakfast room, period features including sash windows, original wood flooring, high ceilings and a large double loft conversion. The living space offers front door to hallway, bay fronted double reception with contemporary storage, lovely refitted and extended kitchen/breakfast room (with French Doors onto the garden) and stairs to the first floor. The first floor provides a split landing, two double bedrooms with sash windows, a stunning refitted family bathroom with roll-top bath and separate walk in shower, and stairs leading to the large loft conversion. The top floor comprises a large master double bedroom with air conditioning, built in wardrobes and eaves storage space plus a separate modern shower room. The property has a walled front garden and a lovely rear garden with side access. This wonderful and charming property will provide the discerning buyer with a great home. Kings Road is a sought after road in the heart of SW14 forming part of the "Royals". Mortlake Station, Richmond Park and The River Thames are all nearby. There are also several OFSTED rated 'Outstanding' primary schools nearby, which include East Sheen Primary and St. Mary Magdalen's Primary.

-  Three Bedrooms
-  Two Bathrooms
-  Double Reception Room
-  Extended Kitchen / Dining
-  Freehold | EPC D | Council Tax F
-  Mortlake Station (ZONE 3)
-  East Sheen Primary School Catchment (OUTSTANDING)
-  Popular 'ROYALS' Location
-  End Of Terrace
-  Close To 1,300 SQft



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

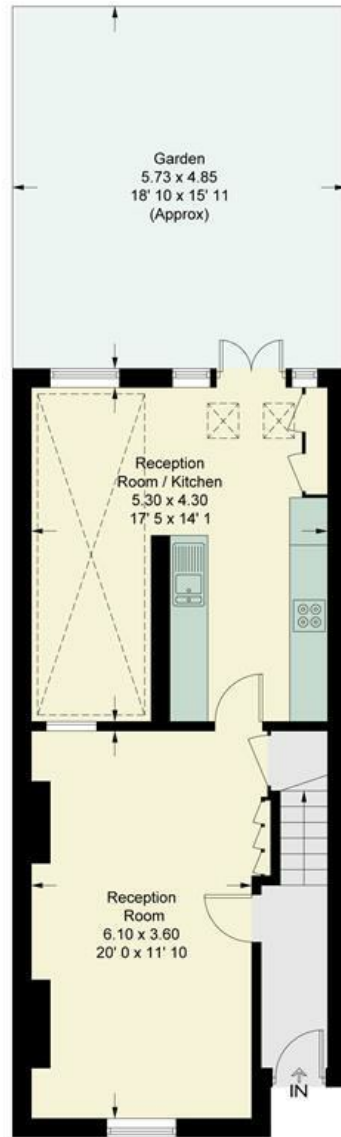
020 8876 6611

# Kings Road

Approximate Gross Internal Area = 1266 sq ft / 117.7 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 29 sq ft / 2.7 sq m  
 Total = 1295 sq ft / 120.4 sq m



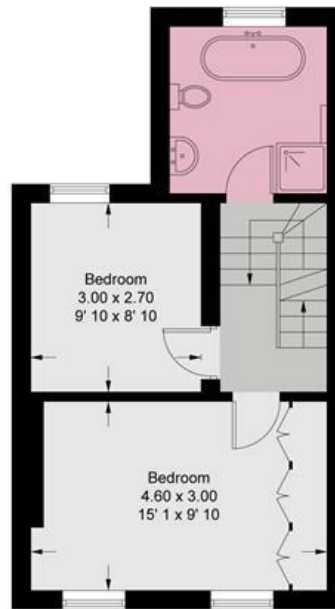
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
579 sq ft / 53.8 sq m



**Second Floor**  
330 sq ft / 30.7 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
386 sq ft / 35.9 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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