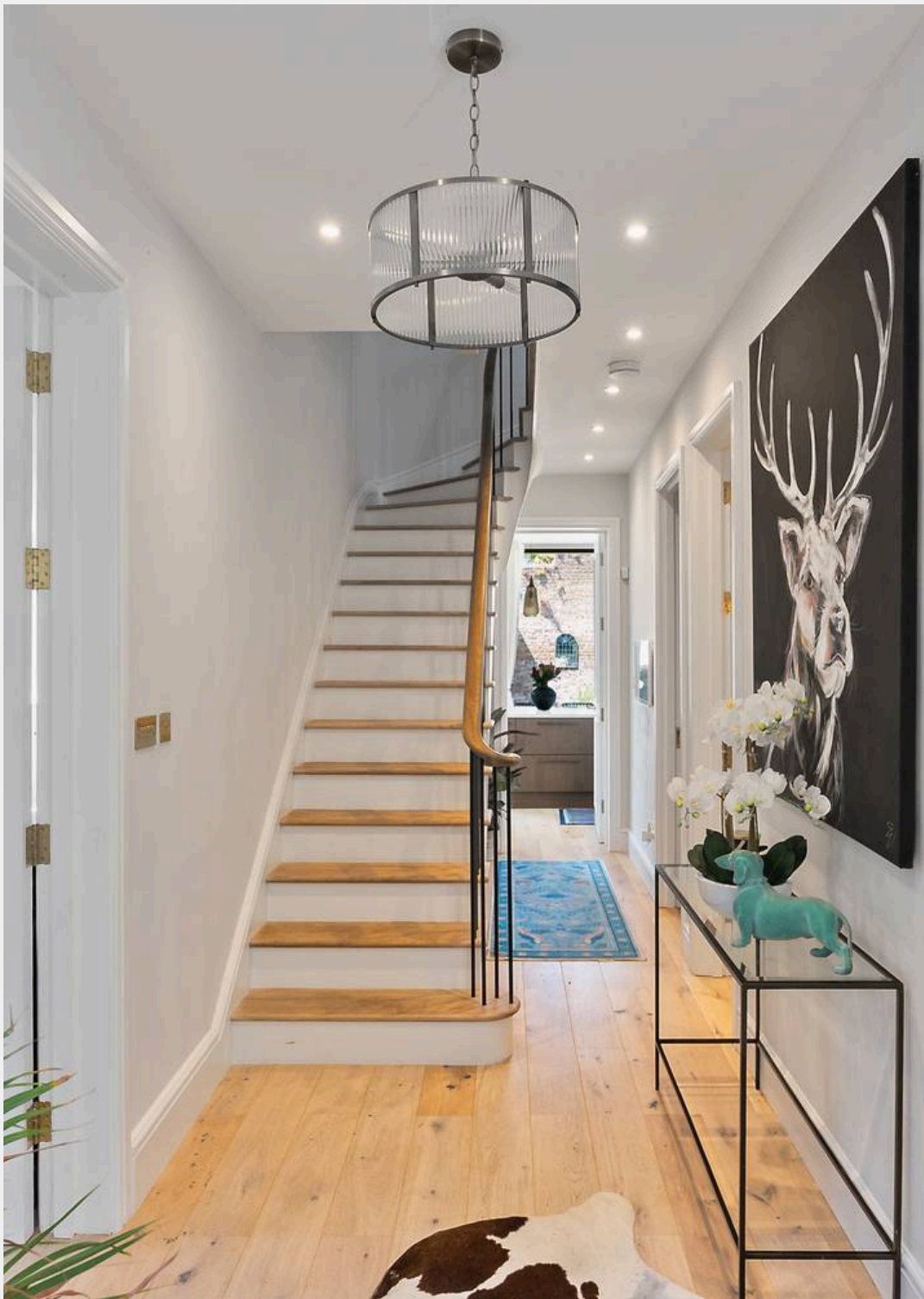




Derby Road, East Sheen SW14

Guide Price £2,500,000

RIGBY &
MARCHANT



Positioned on the Parkside of East Sheen

Positioned on the Parkside of East Sheen, moments from Sheen Common and Richmond Park, this exceptional detached family home combines elegant contemporary design with a level of craftsmanship rarely found in modern houses.

Built with a genuine focus on quality rather than specification alone, the house extends over three beautifully arranged floors, with every element carefully considered to create a home that is both practical and timeless.

The centrepiece is an impressive kitchen, dining and living space that naturally draws family life together. Designed for everyday living as much as entertaining, it is a wonderfully light room that opens directly onto the garden. A separate pantry provides additional storage and keeps the main kitchen beautifully uncluttered, while a carefully chosen palette of materials and finishes creates a sense of calm throughout.

Elsewhere, five generous bedrooms and three luxurious bathrooms are arranged to provide flexibility for modern family life, whether accommodating guests, growing children or the demands of working from home.

The quality of the craftsmanship is evident at every turn. Underfloor heating runs throughout the ground floor, while bespoke timber windows, handcrafted joinery, elegant sliding doors and a striking staircase reflect the attention to detail that defines the house as a whole.

To the rear, a beautifully enclosed west-facing garden enjoys excellent privacy and captures the afternoon and evening sun. It is a space designed to be enjoyed throughout the seasons, whether entertaining friends, dining outdoors or simply unwinding at the end of the day. A large garage and gated parking complete an increasingly rare package for this part of South West London.

A beautifully executed family home in one of East Sheen's most desirable park-side settings.



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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

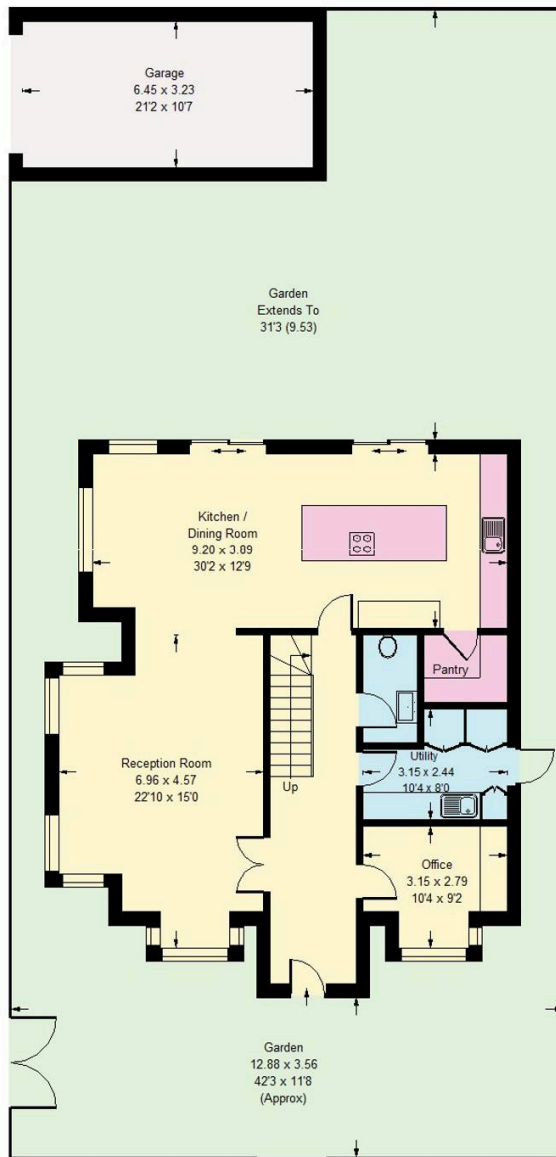
- Parkside location close to Richmond Park and Sheen Common
- Open-plan kitchen, dining and family space
- Miele and Neff appliances with walk-in pantry
- Five bedrooms, three bathrooms and underfloor heating
- 10-year build warranty, garage and gated parking
- Detached contemporary family home



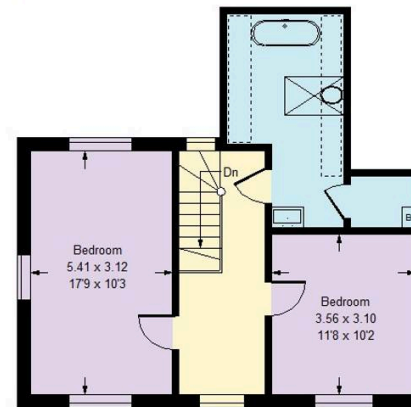


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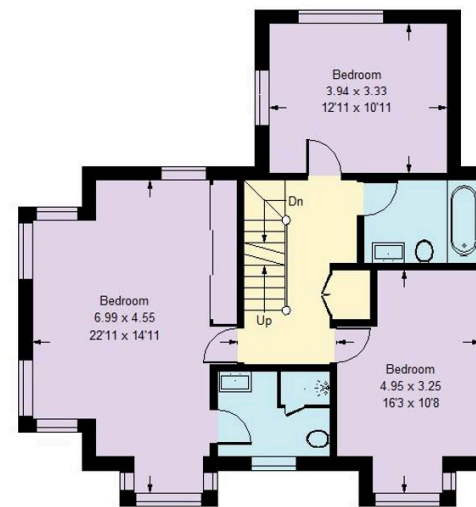
Approx Gross Internal Area = 229.9 sq m / 2474 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 250.7 sq m / 2698 sq ft
(Including Reduced Headroom 3 sq m / 32 sq ft)



Ground Floor



Second Floor



--- = Reduced headroom
below 1.5 m / 5'0

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only; not to be used for valuations.



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