



Palewell Park, East Sheen, SW14 8JJ Freehold

RP
RANDALL PRICE



An outstanding period residence of 3,157 sqft with a large garden backing onto the Palewell Park allotments.

Features

Period Parkside house	5 Bedrooms
Approximately 3,157 sqft	4 Bathrooms
2 Reception rooms	Laundry/boot room
Exceptional kitchen/dining room	Large private garden

About the property

Located on the upper slopes of the highly desirable Palewell Park, this exceptional and rare 5 bedroom period property offers superbly proportioned and well planned accommodation over 3 floors. Of the many features is the wonderful reception hall with ornate original corning and mouldings, the sumptuous principle bedroom suite complete with walk-in-wardrobe and the impressive and striking kitchen/dining/family room with floor to ceiling, full-width glass doors, opening onto a secluded rear garden, backing onto allotments.

East Sheen is a desirable residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London, approximately 2.5 miles from Putney Bridge and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

Transportation links in East Sheen are good, a short walk to Mortlake train station, several bus routes serving the area and Richmond station providing access to the London Underground, Overground, and National Rail services giving direct access into the City.

In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and gastro pubs. There are also several supermarkets, including Waitrose and Tesco

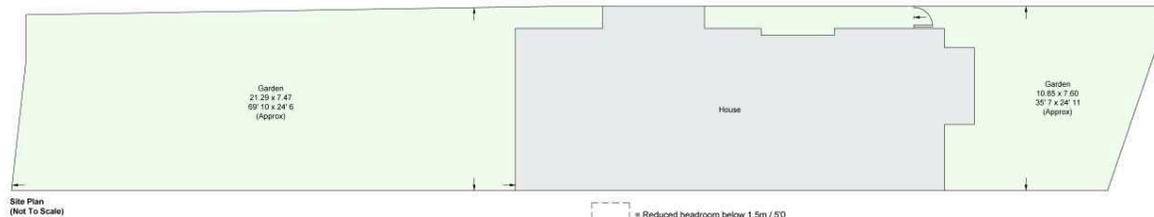
The area is known for its excellent schools, both state and private.



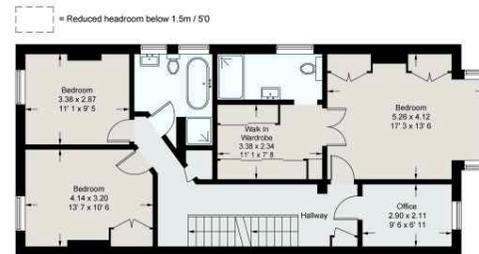


Palewell Park

Approximate Gross Internal Area = 2874 sq ft / 267.1 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 283 sq ft / 26.3 sq m
 Total = 3157 sq ft / 293.4 sq m



Second Floor
 972 sq ft / 90.3 sq m
 (Including Reduced Headroom / Eaves Storage)



First Floor
 955 sq ft / 88.8 sq m



Ground Floor
 1230 sq ft / 114.3 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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			



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