



Guide Price - £1,350,000

Deanhill Road, East Sheen, London, SW14 7DF



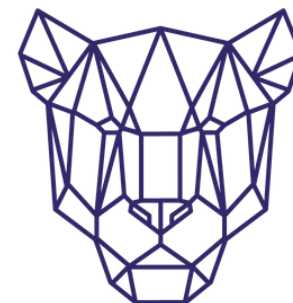
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**PANTERA
PROPERTY**



Pantera Property welcome to the market, a semi-detached three bedroom house with off-street parking and front and rear gardens.

Property Description

A well-proportioned three-bedroom semi-detached family home situated within the highly desirable East Sheen area of South West London. The property offers spacious and versatile accommodation, including an additional study/home office, making it suitable for a range of occupiers and providing an attractive long-term investment opportunity.

The property is currently let, producing a rental income of £3,800 per calendar month. The accommodation extends to approximately 1,620 sq. ft. and benefits from off-street parking, a private rear garden and double glazed UPVC windows to both the front and rear elevations.

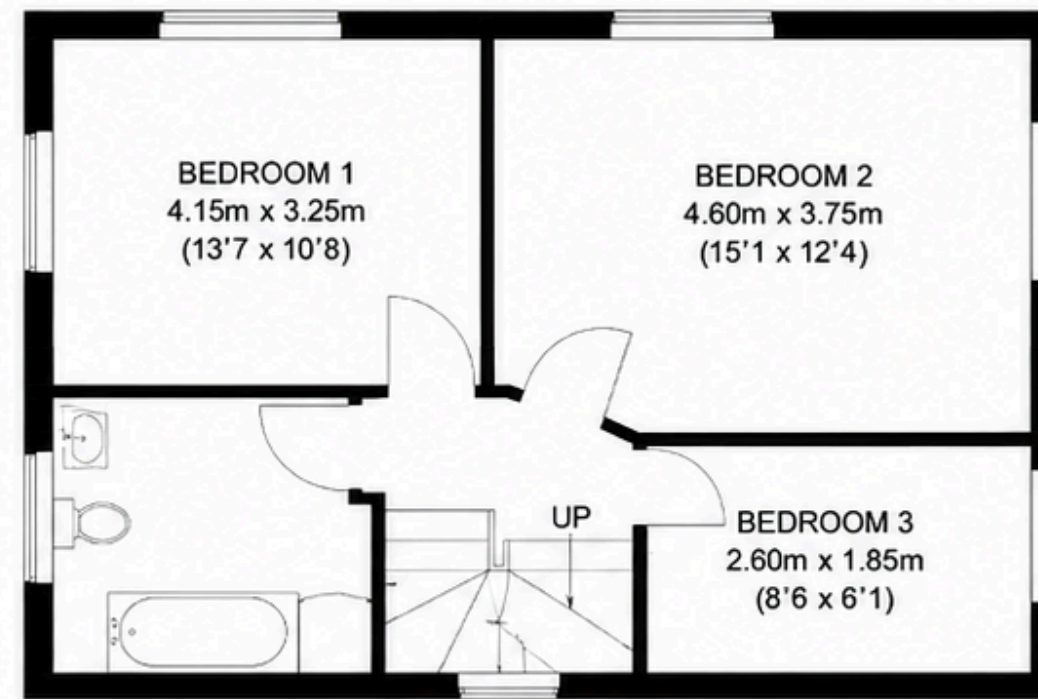
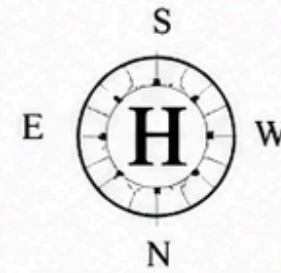
The property is ideally positioned within a short walk of Sheen Mount Primary School, which is highly regarded locally, and is considered to benefit from its desirable location close to local educational facilities. The property is also conveniently located for a wide range of local amenities, shops, restaurants and excellent transport links, providing easy access to Central London and surrounding areas.

The property is considered suitable for both owner-occupiers and investors. An incoming investor has the opportunity to retain the existing tenants and benefit from an established rental income of £3,800 per calendar month, subject to agreeing suitable tenancy arrangements with the tenants. Alternatively, the property is being sold with vacant possession, providing flexibility for an owner-occupier or investor seeking vacant possession.

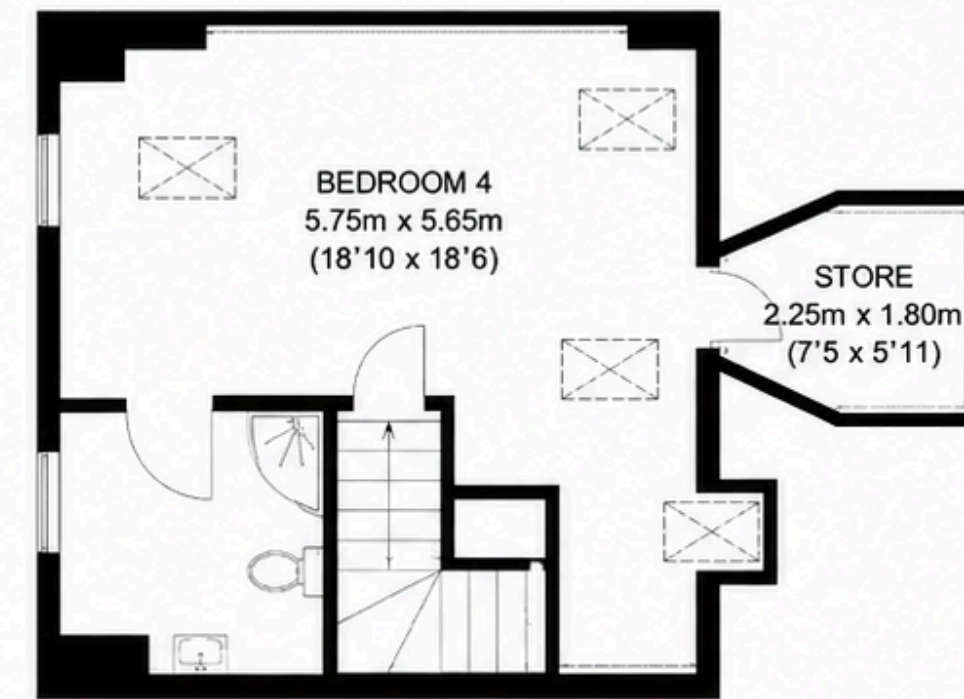
Please call the office on 0330 118 6610 and ask for George for any further details.



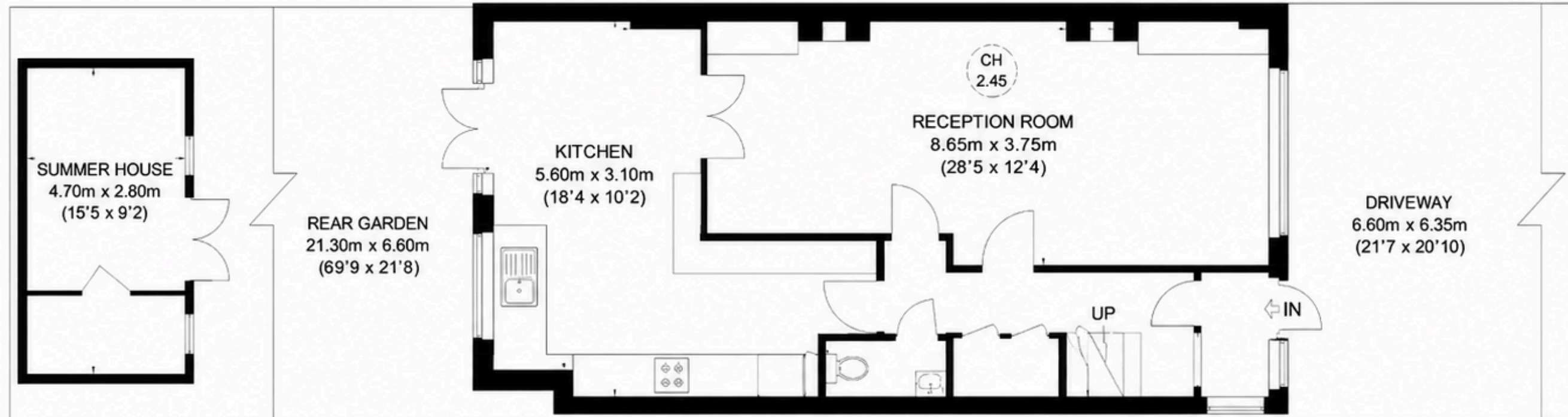
DEANHILL ROAD



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / SUMMER HOUSE)

GROUND FLOOR = 718 SQ. FT. (66.7 SQ. M.)

FIRST FLOOR = 520 SQ. FT. (48.3 SQ. M.)

SECOND FLOOR = 308 SQ. FT. (28.6 SQ. M.)

REDUCED HEADROOM

74 SQ. FT. (6.9 SQ. M.)

TOTAL = 1620 SQ. FT. (150.5 SQ. M.)



= CEILING HEIGHT



= SKYLIGHT / ROOF WINDOW



= REDUCED HEADROOM BELOW 1.5M / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Harwoods International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID362034)



Additional Information

Local Authority: Richmond Upon Council	Tenure: Freehold	Size: 1,620 sq.ft	Council Tax Band: D
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Location

The property occupies an excellent position on Deanhill Road, a sought-after residential road within the popular East Sheen area of the London Borough of Richmond upon Thames. East Sheen offers an excellent selection of independent cafés, restaurants, boutique shops and supermarkets centred around Upper Richmond Road West.

The area is renowned for its outstanding local schools and is situated close to Richmond Park, one of London's largest Royal Parks, providing extensive open green space and leisure facilities. Mortlake Railway Station is within easy reach, offering regular services into London Waterloo, whilst the A316, South Circular Road (A205) and M3 provide convenient access to Central London, Heathrow Airport and the wider motorway network.

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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