



Gilpin Avenue, East Sheen, SW14 8QX. Freehold

RP
RANDALL PRICE



A substantial and well designed Semi-detached six bedroom Parkside family home.

Features

Semi-detached
Period property
Six bedrooms

Two Receptions
Two bathrooms
Open plan kitchen/diner

About the property

Located just moments from Palewell Common and Richmond Park, this impressive period property currently offers 2390 square feet of accommodation over 3 floors and boasts a sleek and contemporary design and well thought through lay out. The entrance hall sets the tone for the rest of the property, with its high ceilings creating an immediate sense of space and quality. The open plan kitchen/dining room offers the perfect space for entertaining guests or relaxing with family. Floor to ceiling, French doors allows for natural light to flood the room, creating a bright and airy atmosphere.

The property boasts six bedrooms in total and two bathrooms, with an attractive landscaped rear garden; ideal for al fresco dining and entertaining. Location.

East Sheen is a popular residential area located in the London Borough of Richmond upon Thames, situated approximately 8 miles southwest of central London and is bordered by the River Thames to the north and Richmond Park to the west.

There are many fantastic schools in the general vicinity including East Sheen Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club.

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. The park offers a range of recreational activities, including walking, cycling, horse riding, and wildlife watching. It is also home to several historic buildings, including Pembroke Lodge, a former royal residence that now houses a popular cafe and event venue.

Overall, East Sheen is a desirable location for those seeking a suburban lifestyle with easy access to central London and abundant green spaces.





Gilpin Avenue

Approximate Gross Internal Area = 2169 sq ft / 201.5 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 221 sq ft / 20.5 sq m
 Total = 2390 sq ft / 222 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
More energy efficient - lower running costs			
92 (plus)	A		
81 (61)	B		
69 (40)	C		
55 (48)	D		
39 (64)	E		
21 (38)	F		
1 (10)	G		
Not energy efficient - higher running costs			
England & Wales			
		65	82
		EU Directive 2002/91/EC	



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