



**JAMES
ANDERSON**



FOR SALE





£2,000,000

Parkgate Gardens, London, SW14

A rare opportunity to acquire a detached family home in one of SW14's most desirable locations, offering exceptional potential to extend and reconfigure (subject to the usual consents) to create a truly outstanding residence. The generous plot presents exciting possibilities for substantial rear and side extensions, as well as a loft conversion, allowing a purchaser to significantly increase the living accommodation and tailor the home to their individual requirements.

This charming property has retained many of its original period features, including elegant wood flooring, feature fireplaces and decorative wood panelling, which add warmth and character throughout. The house sits on a generous plot with a large west-facing rear garden, providing an ideal setting for family life and outdoor entertaining while still offering ample space for future extension. To the front, there is the added benefit of off-street parking and a separate garage.

Offered to the market for the first time in over 70 years and with no onward chain, this is a rare opportunity to secure a long-term family home with immense character, generous outside space and outstanding scope to enhance, extend and add value over time.

-  Four Bedrooms
-  One Bathroom
-  Two Reception Rooms
-  Kitchen / Dining Room
-  Freehold | EPC TBC | Council Tax Band G
-  0.8 Miles To Mortlake Train Station (ZONE 3)
-  Excellent Local Schools Nearby
-  Premier Parkside Location
-  West Facing Garden
-  Significant Potential To Extend & Improve (STPP)



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

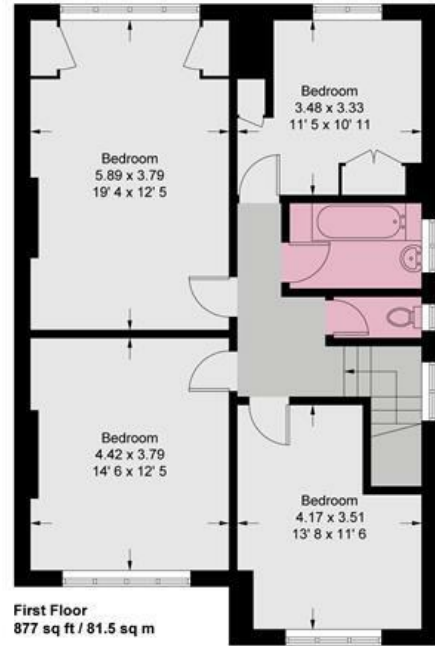
020 8876 6611

Parkgate Gardens

Approximate Gross Internal Area = 1812 sq ft / 168.4 sq m
 (Including Garage)
 Garage = 144 sq ft / 13.4 sq m



Ground Floor
 791 sq ft / 73.5 sq m
 (Excluding Garage)



First Floor
 877 sq ft / 81.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

