JAMES ANDERSON











# FOR SALE

# £1,350,000

## Sutherland Gardens, London, SW14

A beautifully proportioned four-bedroom family home situated on Sutherland Gardens, a highly desirable residential road in East Sheen. Offering generous accommodation across multiple floors, the property combines excellent living space with the flexibility required for modern family life.

This charming, well looked after family house boasts a wealth of period features alongside a spacious double reception/dining room and a well-appointed eat-in kitchen with a central island and doors opening onto a low maintenance rear garden.

The first floor comprises three generous double bedrooms with built-in storage and a stylish fully tiled family bathroom. The second floor features a substantial principal bedroom and a contemporary bathroom with both a bath and separate shower. The thoughtful layout also includes a practical ground-floor utility room and guest cloakroom.

Sutherland Gardens is a highly sought after location near the OFSTED rated "outstanding" East Sheen primary School as well as Barnes Primary School. Local Shops, Mortlake Station, Barnes Station, Barnes Common, Palewell Common, Richmond Park and The River Thames are all easily accessible. This location also provides super access to White Hart Lane and Barnes Village with their eclectic array of boutique shops, eateries and iconic pubs. There are a number of local bus routes to neighbouring towns as well as trains into Waterloo from Mortlake Station.

- Four Double Bedrooms
- Two Family Bathrooms
- Two Reception Rooms
- Extended Kitchen / Dining Room
- Freehold | EPC Rating D | Council Tax F
- Equal Distance To Barnes & Mortlake Stations With Frequent Trains To Waterloo
- Moments From East Sheen Primary School
- Popular Residential Location
- 36ft Garden With Useful Rear Access
- SOLD WITH NO CHAIN

# Sutherland Gardens

Approximate Gross Internal Area

**1,817 sq ft / 168.9 sq m**

(Including Reduced Headroom / Eaves = 123 sq ft / 11.4 sq m)

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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.

