

75 York Avenue, East Sheen, SW14 7LQ

Asking Price: £1,495,000

Freehold

Local Authority: Richmond Borough Council

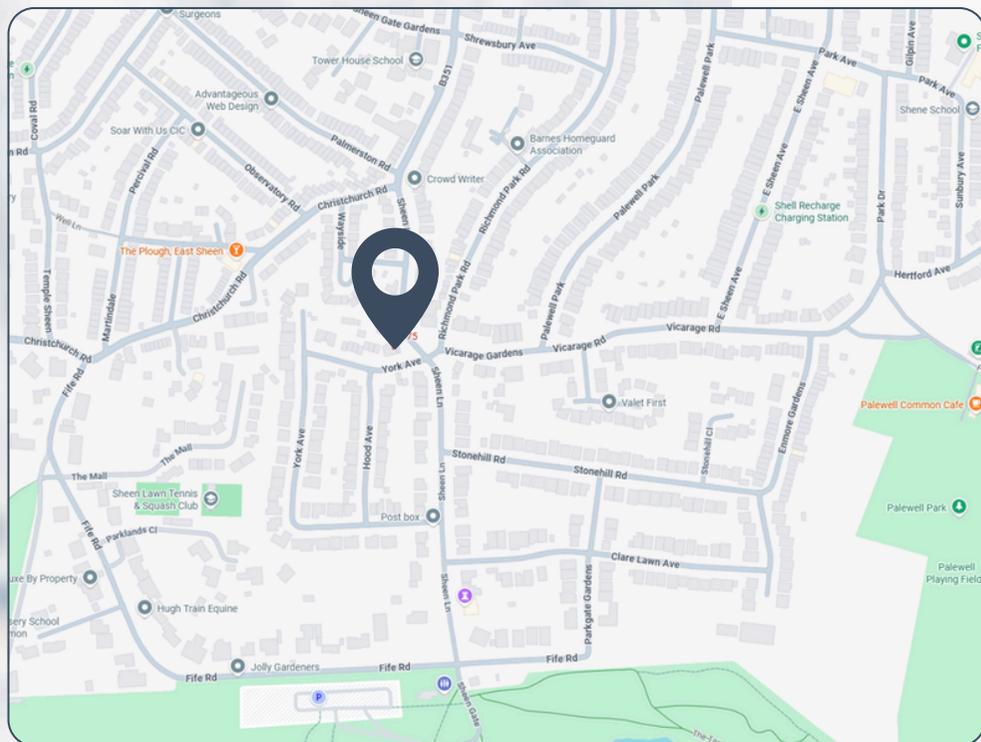
Council Tax Band: G £3953.45 PA (2025-2026)

Square Footage : 1915 sq ft

EPC Band : D



Location



Living on Parkside in East Sheen has a very particular feel — a blend of calm, greenery and community that’s hard to replicate anywhere else in London. With Richmond Park on your doorstep, early-morning dog walks, weekend bike rides and after-school adventures become part of everyday life rather than something you have to plan for. It’s one of the main reasons families gravitate here.

Travel is straightforward and reliable. Mortlake Station is within easy reach, offering direct trains into Waterloo, while local bus routes connect you quickly to Richmond, Barnes and Putney. For those who drive, the A316 provides fast access to the M3, M4 and central London.

Education is a major draw. Parkside sits within the catchment of some of East Sheen’s most sought-after schools, including Sheen Mount, East Sheen Primary, Tower House, Ibstock and St Paul’s. Many families move here specifically for the schooling options, and it shows — the area has a warm, settled, family-focused atmosphere.

Leisure revolves around the park, the river and the village. Independent cafés, friendly pubs, tennis clubs and local sports teams give the area a genuine community spirit. Neighbours know each other, children play in the surrounding streets, and there’s a sense of belonging that makes Parkside feel like home from the moment you arrive.

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Summary

- Semi-detached family house on a corner plot within 5 minutes walk of Richmond Park
- 4 bedrooms
- 2 bathrooms
- Guest cloakroom
- Study/Play Room
- Family dining kitchen with utility room
- Conservatory
- First floor reception room
- Excellent storage
- Large garden
- Off-street parking and garage
- 1915 sq ft
- EPC Band D

The Property

A bright, generous family home with space to grow — moments from Sheen Gate and Richmond Park.

There's something instantly welcoming about this house. Set on a quiet, leafy avenue just a short stroll from Sheen Gate, it's the kind of home that gives families room to breathe — with nearly 2,000 sq ft of space, a large garden, and that rare East Sheen luxury: a garage and off-street parking.

This is a 1960s townhouse with all the advantages that era quietly excels at: wide rooms, big windows, solid construction and a layout that adapts beautifully to modern family life. It's also a blank canvas — the sort of home you can gradually shape into something incredibly cool and contemporary, without sacrificing the generous garden or practical footprint that newer builds simply don't offer.

While the house is perfectly liveable as it is, the real magic lies in what you could make of it. These 1960s houses lend themselves brilliantly to modern design — think open-plan reconfigurations, mid-century styling, or a sleek contemporary upgrade. With such a large footprint and garden, the possibilities are exciting.

For families looking for space, practicality and the chance to create something truly special in one of East Sheen's most desirable pockets, 75 York Avenue is a rare find.

A home that works around family life...

Step through the porch — perfect for buggies, scooters and the daily swirl of coats and shoes, and into a hallway lined with original parquet flooring. It sets the tone for the ground floor: warm and practical. There's also a really useful guest cloakroom on the ground floor, one of those small, thoughtful touches that quietly makes family life run more smoothly.

To the front is a peaceful study, ideal for working from home or as a homework den. Beyond this, the house opens into a modern family kitchen, a proper hub of the home with granite worktops, double oven, built-in microwave and plenty of space to cook while keeping an eye on everything else going on.

A separate utility room keeps the noisy, messy bits out of sight with space for a washing machine, butler sink and storage, making day-to-day life that bit easier.

The dining room, again with parquet flooring, flows into a bright conservatory. It's a lovely in-between space: somewhere for morning coffee, children's art projects, or simply throwing open the doors on warm days and letting the garden become part of the house.

On the first floor, the main reception room stretches across the width of the house. Large windows flood it with natural light, creating a calm, uplifting space for family evenings or entertaining.

A generous double bedroom with fitted wardrobes and a family bathroom complete this level.

Upstairs, the top floor offers three further bedrooms and another family bathroom that sits between them, easing the pace of busy mornings.

THE AREA

You'd be hard pressed to find another community like East Sheen. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, great pubs such as The Plough and The Hare and Hounds, and the lots of local independent restaurants and quirky retail shops.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (Richmond Park and the River Thames), local Farmer's Markets and being sandwiched between fabulous Barnes and Richmond, you'll be thoroughly occupied and fulfilled at weekends. The A316 allows fast access to the M3, M4, M25 and beyond.

Close to Mortlake Station (fastest train is approx. twenty minutes to Waterloo), this is a superb family home in one of the most sought-after areas of South-West London.

Excellent schools, both state and private, are another huge bonus of living in the area and include Thomson House (Outstanding), East Sheen Primary (Outstanding), Tower House (Private) and The Harrodian (Private) to name but a few.

FLOORPLAN

York Avenue, London, SW14

Approximate Gross Internal Floor Area =
178 sq m / 1915 sq ft (Including Garage)



















Make Yourself at Home

We are fortunate to work in the property market of South West London, offering beautiful homes in charming village-like areas such as East Sheen, Barnes, Richmond, Mortlake and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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