



JAMES
ANDERSON



FOR SALE

£2,750,000

Derby Road, London, SW14

A Stunning Detached Family Home in Prime Parkside East Sheen.

Bright, spacious, and beautifully appointed, this exceptional brand-new detached family home is perfectly positioned on the desirable Parkside of East Sheen, just a five-minute stroll from Sheen Common and within catchment of Sheen Mount Primary School.

Arranged over three immaculate floors and finished to an outstanding standard, the property offers five generously sized bedrooms and three luxurious bathrooms, including a stylish en-suite. Every detail has been meticulously considered, with a 10-year building warranty providing complete peace of mind.

At the heart of the home lies a superbly designed broken-plan kitchen, dining area and living space ideal for modern family life and entertaining. The kitchen features Miele and Neff appliances, complemented by a separate pantry designed to house additional appliances keeping the main kitchen clear and uncluttered. Throughout the ground floor, comfort is enhanced by underfloor heating, while a bespoke staircase forms an elegant architectural centrepiece to the upper floors. The craftsmanship continues with bespoke wooden windows, rear sliding doors, and a hand-crafted front door, all contributing to the home's timeless appeal and quality.

Five Bedrooms

Three Bathrooms

Broken Plan Living Areas

Fully Equipped Bespoke Kitchen

Freehold | EPC Rating B | Council Tax Band G

Close To Both North Sheen & Mortlake Train Stations

Sheen Mount Primary School Catchment

Parkside Location

New Detached Home

South West Facing Garden



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

020 8876 6611

Derby Road

Approximate Gross Internal Area = 2698 sq ft / 250.7 sq m

(Including Reduced Headroom / Garage)

Reduced Headroom = 32 sq ft / 3 sq m

Garage = 224 sq ft / 20.8 sq m

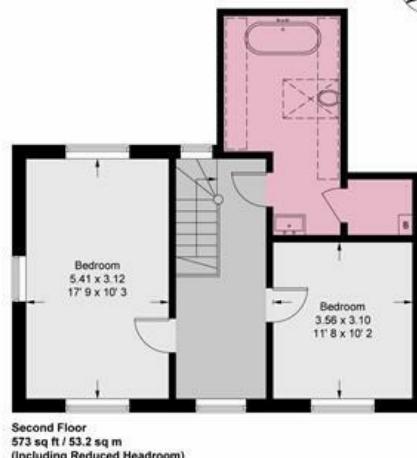


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Ground Floor
1090 sq ft / 101.3 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
573 sq ft / 53.2 sq m
(Including Reduced Headroom)



First Floor
811 sq ft / 75.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

