



Glendower Road, East Sheen, London, SW14 8NY

welcome to

Glendower Road, East Sheen, London

3-bedroom house with a West facing garden in need of modernisation, potential for ground floor extension and loft conversion, close to Thompson House School and local transport links. No onward chain.

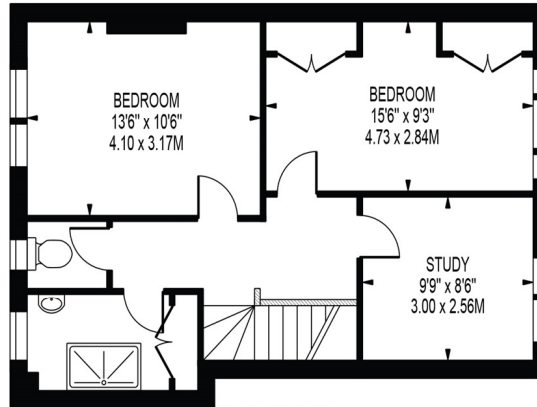


GLENDOWER ROAD

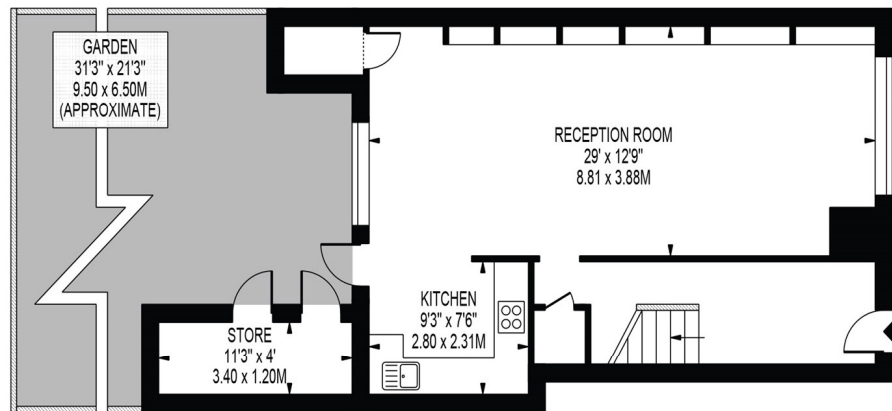
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1116 SQ FT - 103.72 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 13 SQ FT - 1.22 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 44 SQ FT - 4.08 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to offer this unmodernised 3-bedroom house close to Thompson House school, with a west facing garden and potential to extend and have a loft conversion. These properties are wider than average, with entrance hall, double reception room, semi open plan kitchen at the rear, The upper floor has 3 good sized bedrooms and wet room with separate w/c (formerly bathroom with separate w/c). Other properties in the road have converted the loft to create a sizable bedroom and bathroom or even 2 bedrooms and shower room. There is additional scope to extend the ground floor. Ideally located for Mortlake Station, and the amenities of East Sheen, including national and local shops, a variety of cafes and restaurants, plus Richmond Park and the River walks. The property is offered with no onward chain.

EPC- C

Freehold

Council Tax Band- F

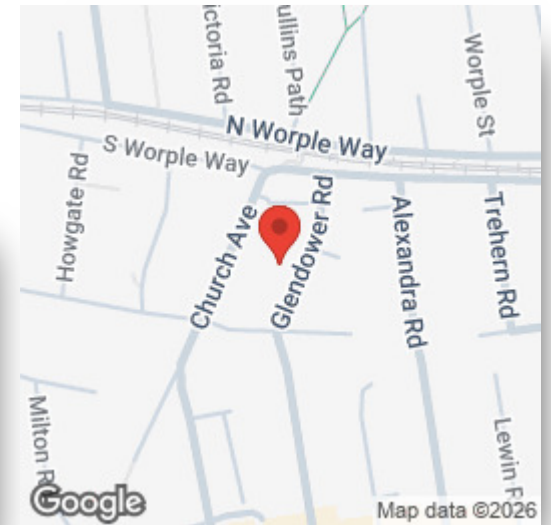
welcome to

Glendower Road, East Sheen London

- Terraced Family Home with huge potential
- 3 Bedrooms
- Scope for Loft Conversion and Modernisation
- West Facing Garden
- Close to Thompson House School

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over
£1,000,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106183



Property Ref:
SHN106183 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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