



Fife Road, East Sheen, London, SW14 7EL. Freehold

**RP**  
RANDALL PRICE



A wonderful detached Victorian family home set in secluded south facing gardens.

### Features

Detached period house  
1/4 Acre plot  
5 Double Bedrooms  
3 Bathrooms

Secluded south facing garden  
Kitchen/breakfast room  
3 Reception rooms  
Extensive driveway parking

### About the property

Situated on one of South West London's finest roads, this superb residence offers elegant and beautifully proportioned lateral living and entertaining space .

Set in wonderfully secluded south facing gardens , occupying a plot of approximately 1/4 acre, this special home offers potential to enlarge and re-configure subject to the usual consents.

To the front is a large garden with an expanse of lawn and driveway providing parking for 4 cars.

The accommodation comprises; 2 reception rooms, dining room, kitchen/ breakfast room, study and w.c. to the ground floor. On the first floor is the principle bedroom suite, 4 further bedrooms, 2 bathrooms,

### Location.

The excellent facilities offered by East Sheen are approximately a third of a mile away\*; the historic town of Richmond is within a short drive, featuring charming paved courtyards and lanes with an eclectic selection of boutiques and bars complementing most of the well known high street retailers on George Street. T

The property is also conveniently located for Central London with Mayfair approximately seven miles away. A further advantage of this property is that it is perfectly situated for international travel being less than ten miles from Heathrow.

There are many excellent schools in the general vicinity including St Paul's, The Harrodian, Tower House, Old Vicarage, Ibstock Place School, The German and Swedish Schools and Colet Court.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Sheen Tennis and Squash Club (which is within a two minute walk\*) and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running, cycling and riding.

\*www.walkit.com





# Fife Road

Approximate Gross Internal Area = 3135 sq ft / 291.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 134 sq ft / 12.5 sq m  
 Total = 3269 sq ft / 303.8 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			64
(39-54) <b>E</b>		59	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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