JAMES ANDERSON











FOR SALE

£1,625,000

Richmond Park Road, London, SW14

A rare opportunity to acquire this superbly proportioned three-bedroom semi-detached family home, that has been partly refurbished to a high standard, allowing the incoming purchaser to enjoy the property immediately while offering fantastic potential to further extend and enhance, subject to the usual consents.

The property offers well-balanced accommodation and benefits from off-street parking, a secluded rear garden, two double bedrooms, and an impressive principal suite with an en suite shower room. It also features a bay-fronted reception room and a separate second reception / kitchen and dining area, which offers excellent potential to extend and create an amazing open-plan living space, subject to planning permission. There is also a large loft area that provides useful storage space, while offering further development potential, again subject to the necessary consents.

Richmond Park Road is conveniently located just moments from the main Sheen shopping centre and just over 0.3 miles from Mortlake Railway Station, providing direct services to Clapham Junction and Waterloo. Richmond Park's Sheen Gate is approximately a quarter of a mile away, while Palewell Common is close by. The area is well served by a number of excellent schools, including St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools, Colet Court, and a variety of highly regarded state primary schools.

- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen With Immediate Access To Garden
- Freehold | Council Tax Band G | EPC D
- 0.3 Miles To Mortlake Train Station (ZONE 3)
- Excellent Local Primary Schools Nearby
- Parkside Location
- Semi-Detached With Off Street Parking
- Huge Potential To Extend (STPP)

Richmond Park Road

Approximate Gross Internal Area = 1682 sq ft / 156.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 172 sq ft / 16 sq m
Total = 1854 sq ft / 172.3 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

