JAMES ANDERSON

# FOR SALE

# £1,425,000

## Richmond Park Road, London, SW14

A rare opportunity to acquire this superbly proportioned semi-detached family house occupying an advantageous corner position in Parkside, Sheen. Retaining many of its original period features, the property is seeking just its third owner and offers excellent potential to extend into the loft and to the rear (subject to the usual planning consents) to create a truly special family home.

The spacious accommodation is currently arranged over two floors and further benefits from a west-facing rear garden, a separate garage, and an attractive open aspect along Muirdown Avenue. The upper floors comprise four bedrooms, a bathroom with separate WC, and access to a large loft, providing further scope for enhancement.

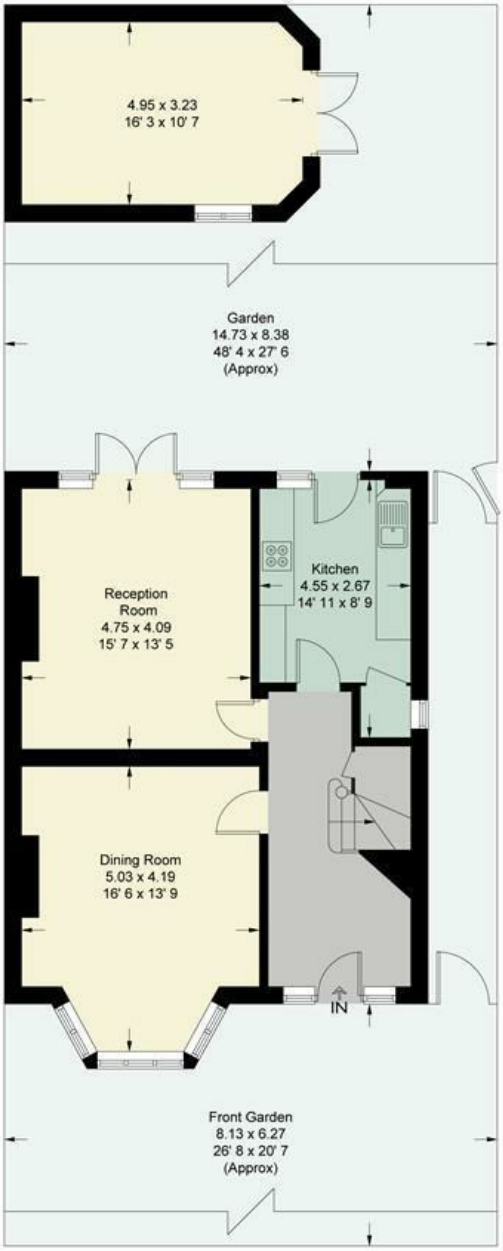
Richmond Park Road is one of the most sought after locations in East Sheen with both Palewell Common and Richmond Park a short distance away. There is easy access to several OFSTED 'Outstanding' Primary schools and Mortlake Station is also nearby.

- Four Bedrooms
- One Bathroom
- Separate Reception Room
- Modern Kitchen With Separate Dining Room
- Freehold | EPC D | Council Tax Band G
- 0.4 Miles To Mortlake Train Station (ZONE 3)
- Close To Several Excellent Local Primary Schools
- Parkside Location
- West Facing Garden With Separate Garage
- Huge Potential To Extend (STPP)

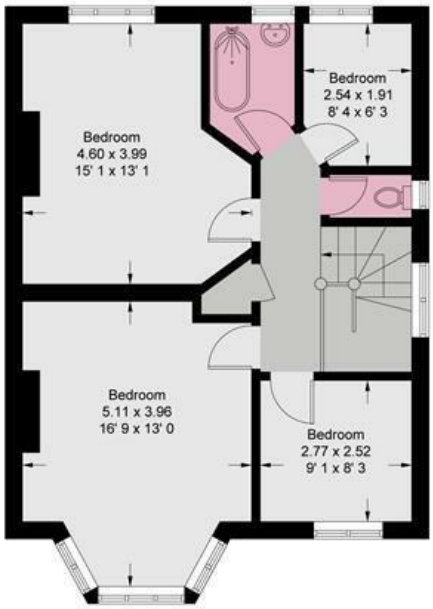
# Richmond Park Road

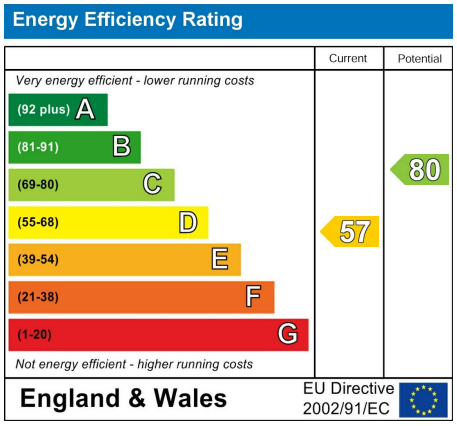
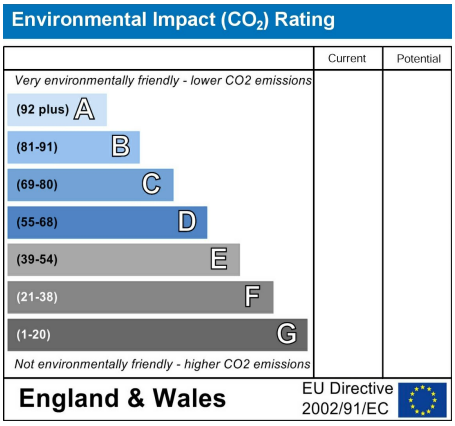
Approximate Gross Internal Area = 1528 sq ft / 142 sq m
(Including Outbuilding)
Outbuilding = 172 sq ft / 16 sq m

JAMES ANDERSON




Ground Floor
681 sq ft / 63.3 sq m




First Floor
675 sq ft / 62.7 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.