



A beautifully presented five/six bedroom detached family house of just under 3,000 sq ft close to Richmond Park.

Parkgate Gardens, East Sheen, London, SW14

£2,650,000 Freehold



5/6 bedrooms • 2 reception rooms • Impressive principal suite • Close to Richmond Park • Garage and off- street parking

Local Information

Parkgate Gardens is situated in one of the most desirable areas in East Sheen due to its close proximity to Richmond Park, Palewell Common and Sheen Common. The excellent facilities offered by East Sheen are approximately 0.5 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is approximately 2 miles from Parkgate Gardens.

For transport, Mortlake railway station is approximately 0.7 miles away providing a frequent service to Waterloo and Clapham Junction. East Sheen high street provides frequent bus services towards Hammersmith, Richmond, Putney and Clapham. There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, 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 Bank of England Sports Ground, Sheen Tennis and Squash Club 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, cycling, running and riding.

About this property

Located adjacent to Fife Road and within approximately 50m of Richmond Park, this fabulous family residence provides well planned and spacious accommodation over three floors.

The ground floor comprises a large entrance hall, two reception rooms, kitchen leading into the dining area and further entertaining space, w.c. and utility.

On the first floor there is an impressive master suite including a walk-in wardrobe and shower room, two further double bedrooms, family bathroom and a study/bedroom six. On the second floor there are two further bedrooms and a shower room. This spacious house benefits from a private 50' landscaped rear garden, garage and off-street parking for two cars.

Tenure

Freehold

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = To be confirmed

Viewing

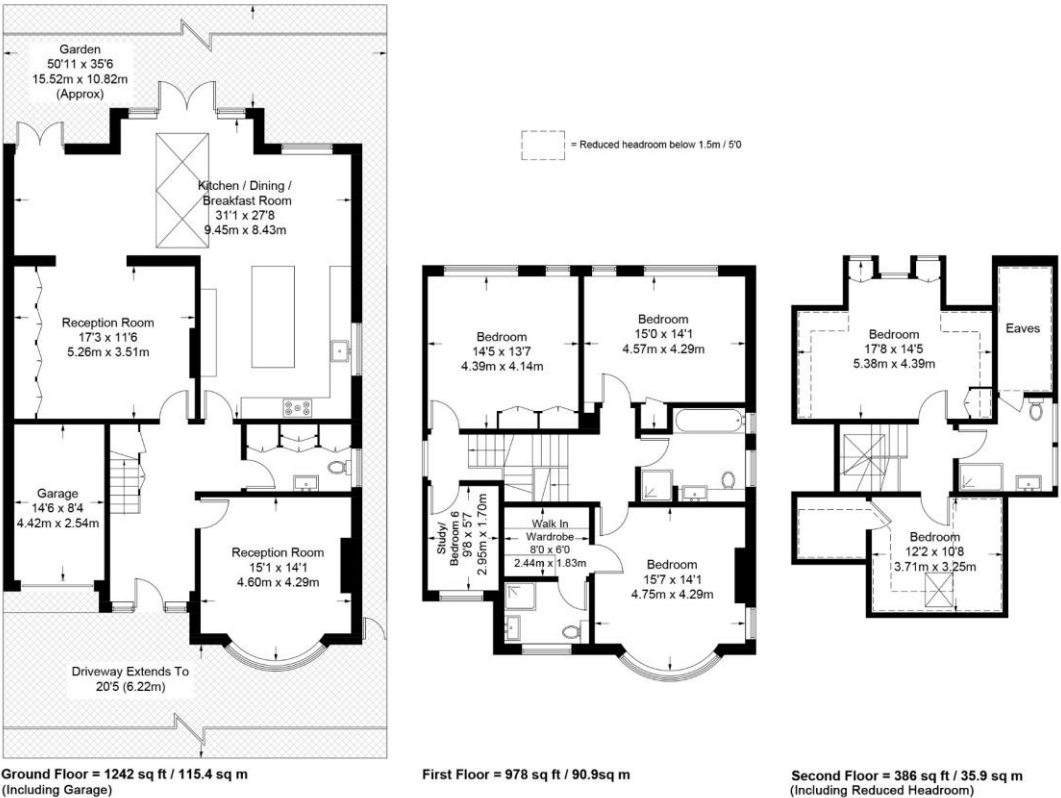
All viewings will be accompanied and are strictly by prior arrangement through Savills East Sheen Office.






Parkgate Gardens

Approximate Gross Internal Area = 2935 sq ft / 272.8
(Including Garage and Reduced Headroom)



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201013JERA

