



A substantial period family home presented in excellent condition measuring 1,970 sq ft

**Kingsway, SW14**

Guide Price £1,350,000 Freehold

savills



**Six bedrooms • Harvey Jones kitchen •  
Newly converted loft • Landscaped garden •  
Wood burner • 1970 sq ft**

**Local Information**

The excellent facilities offered by East Sheen are approximately 0.7 miles away from Kingsway, where one can find a variety of shops, boutiques and restaurants; and the historic town of Richmond is approximately 1.4 miles away.

For transport, Mortlake railway station is approximately 0.4 miles away providing a frequent service to Waterloo and Clapham Junction.

There are many fantastic schools in the general vicinity including Sheen Mount Primary School, Thomson House, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools.

Close by are the Royal Botanic Gardens at Kew. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, 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, running and riding. The river Thames and its towpath are also nearby.

**About this property**

A substantial period home presented in excellent condition having been extended, re-

modelled and decorated to exacting standards. To the front of the ground floor is a handsome reception room with bespoke cabinetry and a wood burner. The rear of the ground floor is devoted to the expansive kitchen family room. The Harvey Jones kitchen offers a wealth of storage. There is ample space for both seating and dining with bi-fold doors onto the garden. The garden has been meticulously landscaped including mature rose trees to create a welcoming green space. Off from the kitchen is a generous utility room and W.C. Upstairs the first floor offers three double bedrooms and a single which are served by a family bathroom and separate W.C. The loft having been recently extended offers two further double bedrooms and a spectacular shower room.

**Tenure**

Freehold

**Local Authority**

Richmond

**Council Tax**

Band = F

**Energy Performance**

EPC Rating = D

**Viewing**

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

Telephone: +44 (0) 20 8018 7777.



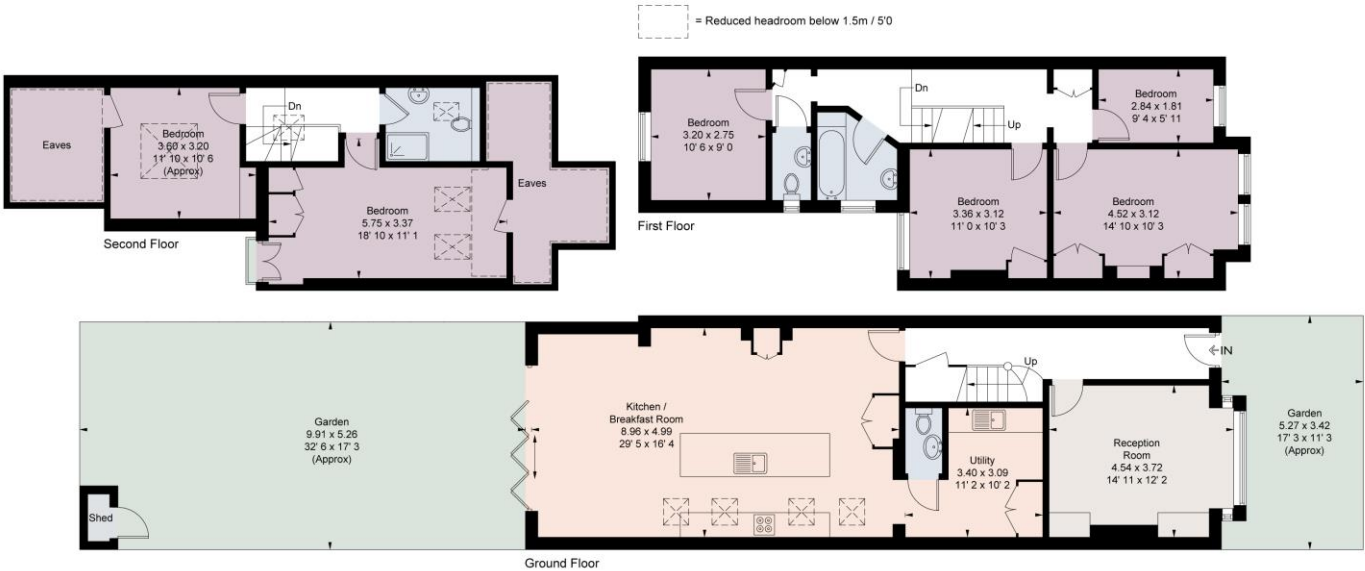






Kingsway

Approximate Gross Internal Area = 1970 sq ft / 183.1 sq m  
(Excluding Reduced Headroom / Eaves / Shed)  
Reduced Headroom / Eaves = 179 sq ft / 16.6 sq m  
Total = 2149 sq ft / 199.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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