



A charming three bedroom period family house.

Spencer Gardens, London, SW14

Guide Price £1,400,000 Freehold

savills

**Superb parkside road in conservation area •
Great local schools • Within 50m of the
Plough**

Local Information

Spencer Gardens is situated in a pretty conservation area and is regarded as one of the most desirable roads in East Sheen, partly due to its enviable location close to Richmond Park. The excellent facilities offered by East Sheen are approximately 0.4 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is 1.7 miles away.

For transport, Mortlake railway station is approximately 0.6 miles away providing a frequent service to Waterloo and Clapham Junction.

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, 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.

About this property

This charming 3 bedroom period family house is situated on arguably one of the finest roads in Sheen, close to the park with the potential to extend.

The accommodation is arranged over two floors and retains a number of period features. To the ground floor is double reception room, kitchen / dining room and cloakroom. Doors lead from the kitchen onto the easterly garden.

On the first floor there are three well-proportioned bedrooms and a family bathroom, with potential to extend into the loft space to create a fourth bedroom and additional bathroom on the second floor subject to the necessary consents.

Tenure

Freehold

Local Authority

Richmond

Council Tax

Band = G

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.





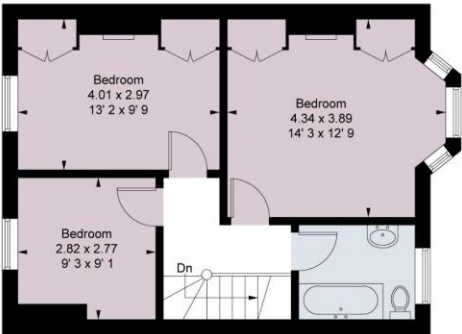
Spencer Gardens, London, SW14
Gross Internal Area 1255 sq ft, 116.6 m²

Sophie Barton
East Sheen
+44 (0) 20 8018 7777
sophie.barton@savills.com

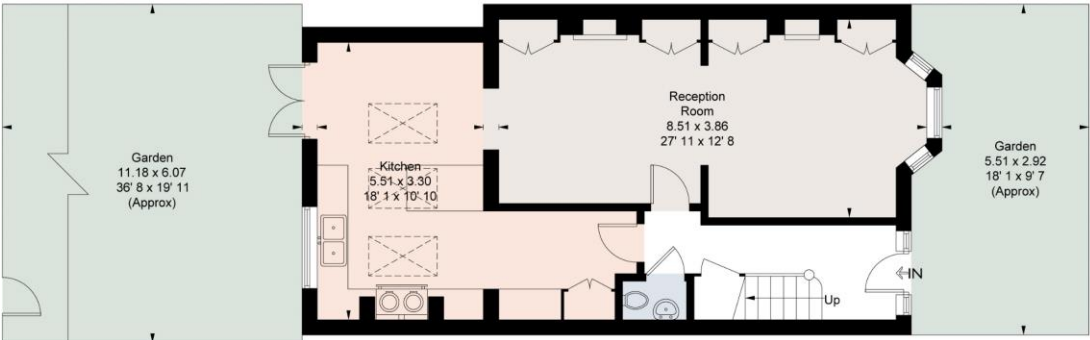


Spencer Gardens

Approximate Gross Internal Area = 1255 sq ft / 116.6 sq m




First Floor



Ground Floor

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+) A	64	81
(81-91) B		
(69-80) C		
(55-68) D		
(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. 20221205JERA

