



Christchurch Road, East Sheen, London. SW14 7AA

RP
RANDALL PRICE



A stylish and fully extended period parkside family house of approximately 2,000 sqft.

Features

2,000 sqft
45' Open plan living area
4 Bedrooms
2 Bathrooms

Close to Sheen Mount School
Secluded west facing garden
Home office area
Excellent parkside location

About the property

Located on the highly desirable Christchurch Road, equidistant from Richmond Park and the high street, this spacious period property offers circa 2,000 sqft of stylish accommodation arranged over 3 floors.

Featuring superb living and entertaining space with a double aspect, kitchen/ dining/living area of over 45' in length, with 2 sets of glass doors opening onto a secluded landscaped, westerly facing walled rear garden. The high ceilings and thoughtfully designed interior with bespoke joinery and two contemporary gas fireplaces, creates an wonderful sense of space, light and quality throughout.

East Sheen is a residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London and is bordered by the river Thames to the north and Richmond Park to the south.

One of the main attractions of East Sheen is its proximity to the deer inhabited Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London. The park offers a range of recreational activities, including walking, cycling, horse riding, and wildlife watching. It is also home to several historic buildings, including Pembroke Lodge, a former royal residence that now houses a popular cafe and event venue. In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and gastro pubs. There are also several supermarkets, including Waitrose and Tesco

The area is well known for its excellent schools, both state and private.

Transportation links in East Sheen are good, a short walk to Mortlake train station, several bus routes serving the area and Richmond station providing access to the London Underground, Overground, and National Rail services, giving direct access into the City.



Christchurch Road

Approximate Gross Internal Area = 2105 sq ft / 195.5 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 22 sq ft / 2.1 sq m
Total = 2127 sq ft / 197.6 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		
A (92 plus)		
B (81-91)		
C (69-80)		76
D (55-68)		
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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