



VILLAGE
PROPERTIES

The Independent Letting Specialists

Observatory Road, East Sheen, SW14

For Sale £1,100,00.00 Freehold

Entrance hall, two reception rooms, semi open plan kitchen, guest cloakroom, 4 bedrooms, 2 bathrooms, front and rear garden.



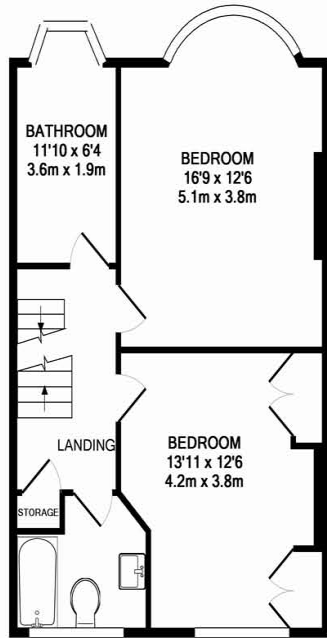
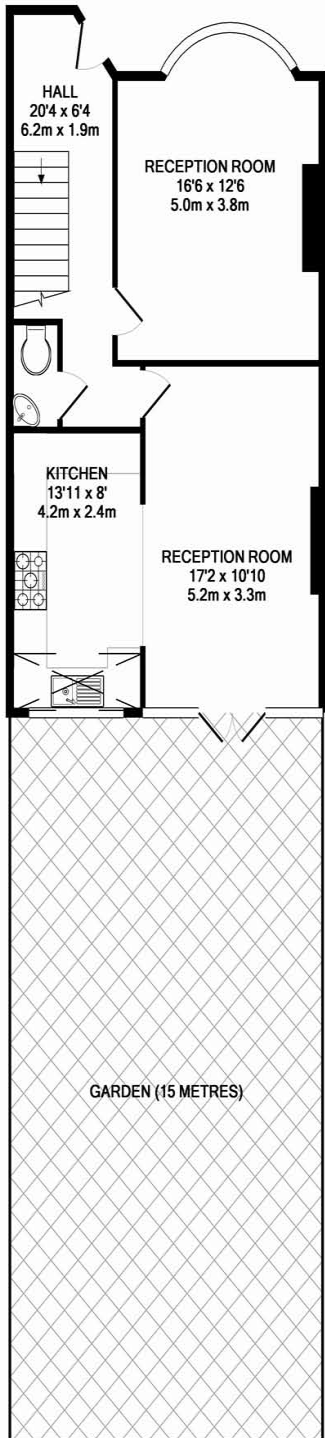
The Property

An attractive family home located in this popular road on the Parkside of East Sheen. The accommodation is arranged over three floors and comprises a reception hall with under stairs cupboard, guest cloakroom, elegant sitting room with bay window, rear reception room with doors to the garden and an open plan kitchen. There are three bedrooms and a family bathroom on the first floor and a loft conversion providing a further double bedroom and a separate shower room. The house has a good-sized rear garden with gated rear access, patio and lawn.

Location

Observatory Road is a quiet residential road in the heart of Parkside, East Sheen and conveniently located for easy access to Richmond Park, the River Thames and Mortlake Station (Waterloo 25 minutes). There is a wide selection of shops, bars and restaurants in close proximity including Waitrose. There is an excellent local bus service giving frequent access to Richmond, Putney and Hammersmith and easy access to the A205 (South Circular) and A4 for Heathrow Airport. The area is renowned for its schools, both State and Independent include Sheen Mount Primary and Ibstock.



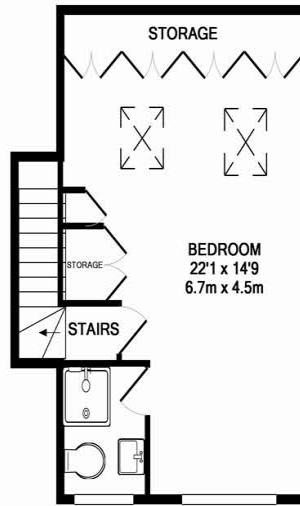


1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)

OBSERVATORY RD

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.6 SQ.M.)



Energy Performance Certificate



43, Observatory Road, LONDON, SW14 7QB

Dwelling type: Mid-terrace house
Date of assessment: 02 October 2013
Date of certificate: 03 October 2013
Reference number: 8177-7620-1199-8422-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

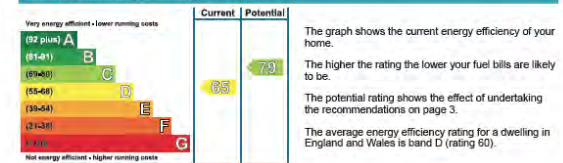
Estimated energy costs of dwelling for 3 years:	£ 3,123
Over 3 years you could save	£ 600

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 198 over 3 years	You could save £ 600 over 3 years
Heating	£ 2,502 over 3 years	£ 2,097 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 3,123	£ 2,523	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 318	Yes
2 Low energy lighting for all fixed outlets	£85	£ 168	Yes
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 117	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Terms
Tenure Freehold
Asking Price £1,100,000 Subject to Contract
Local Authority London Borough of Richmond-Upon-Thames,
Civic Centre, 44 York Street, Twickenham O20 8891 1411
Council Tax Band G - £2,650.65 2013/2014

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