



27 Colston Road, East Sheen, SW14 7PG

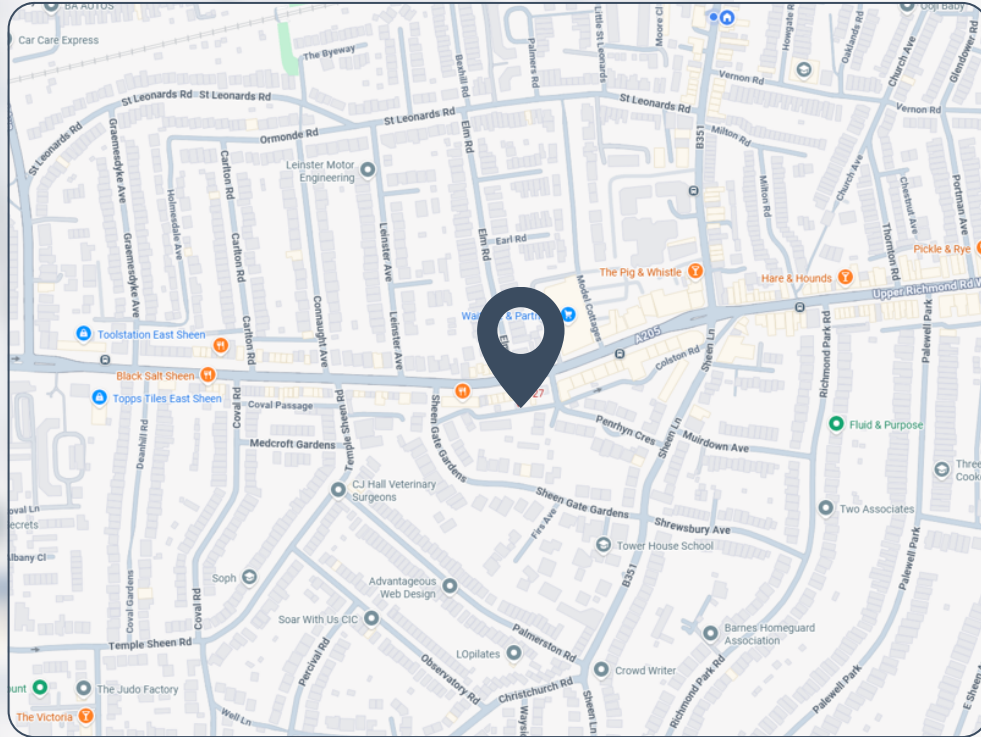
Guide Price: £485,000

Local Authority: Richmond Borough Council

Council Tax Band: C £2,209.87 (2026-2027)

EPC Band : C

676 sq ft



Location

Nestled in the heart of East Sheen, within a vibrant community reflected in the colourful list of coffee shops, great pubs such as The Plough and The Hare & Hounds, and lots of local independent restaurants and quirky retail shops.

Families will appreciate the proximity to excellent schools, both state and private, which are another huge bonus of living in the area and include Thomson House (Outstanding), East Sheen Primary (Outstanding), Tower House (Private) and The Harrodian (Private) to name but a few.

It's also a hub of public transport; another factor in this extraordinary city fringe destination: Along with exceptional public spaces (Richmond Park and the River Thames), local Farmer's Markets and being sandwiched between fabulous Barnes and Richmond, you'll be thoroughly occupied and fulfilled at weekends. The A316 allows fast access to the M3, M4, M25 and beyond.

For commuters, East Sheen offers convenient access to London via the nearby Mortlake station (fastest train is approx. twenty minutes to Waterloo) and excellent bus services; this is a superb home in one of the most sought-after areas of South-West London.

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Summary

- 1st floor purpose built flat
- Spacious dining kitchen
- Lounge with fireplace and fitted cabinetry
- Two bedrooms
- Modern shower room
- Large private south facing terrace
- 676 Sq Ft

The Property

This spacious and very well presented two-bedroom flat sits right in the heart of East Sheen on Parkside, with secure gated access from Colston Road and, importantly, its own private front door, so there are no tired communal hallways to deal with.

Inside, the flat has a great mix of period character and modern finishes. The reception room is particularly attractive, with high ceilings, two large windows bringing in plenty of natural light, a feature fireplace and useful fitted shelving and cupboards either side. There is plenty of room for a good-sized sofa and additional furniture without the room feeling crowded.

The main bedroom is a generous double, again with lovely high ceilings, two large windows and an attractive period fireplace. The second bedroom is a good single and would work equally well as a home office, nursery or occasional guest room. The modern shower room is smartly finished, with a large shower, contemporary fittings, vanity storage and a heated towel rail.

The kitchen is another real strength of the flat. It's much larger than you might expect, with plenty of cupboard and worktop space and enough room for a proper dining table rather than squeezing in a breakfast bar. A stable-style door leads directly outside, which makes the kitchen and terrace work really well together during the warmer months.

And then there is the real star of the show – the private south-facing terrace. Extending to around 700 sq ft, the outside space is unusually large for a flat of this type and gives you a genuine outdoor room rather than just a token balcony or small patio. There is loads of space for outdoor dining, pots and planting, entertaining friends or simply sitting out with a morning coffee or evening drink. There is also a useful garden shed for storage and a separate gated access, making it particularly practical for bringing bikes in and out without taking them through the flat.

Nice to know:

Leasehold : 145 years unexpired

Annual buildings insurance : £390.00

No Service charges

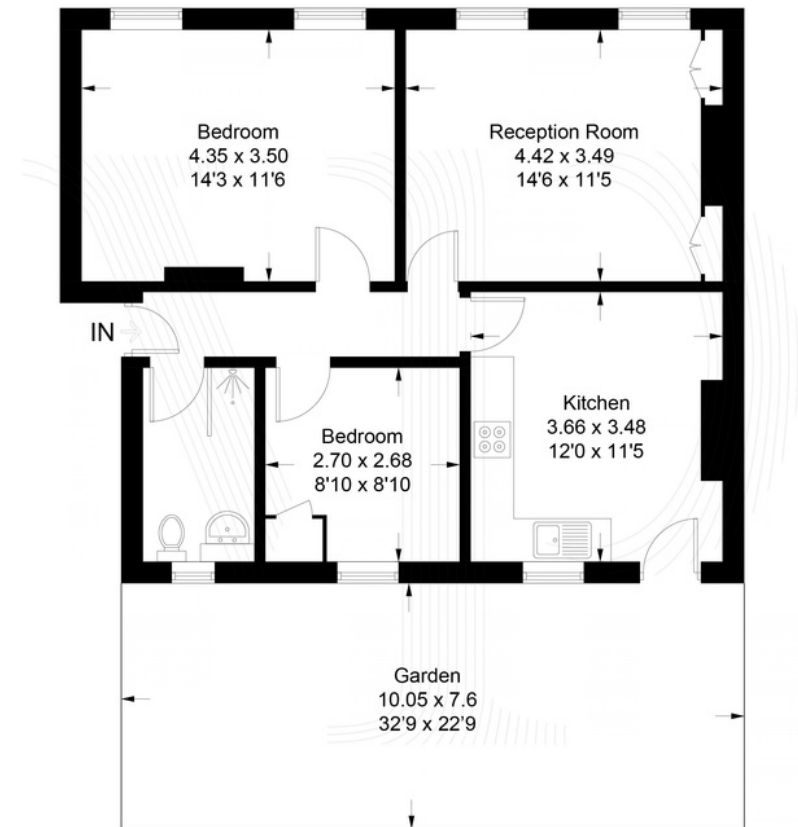
No Ground Rent

EPC Band C

Council Tax Band C

Colston Road, London, SW14

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



First Floor

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.













Make Yourself at Home

We are fortunate to work in the property market of South West London, offering beautiful homes in charming village-like areas such as East Sheen, Richmond, Mortlake and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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