



**KINGSWAY, LONDON, SW14**

**£1,150,000**

**Carter Jonas**

# KINGSWAY, LONDON, SW14

**SITUATED ON A PRETTY TREE LINE ROAD THIS SUPERB FAMILY HOME IS LOCATED IN A WELL REGARDED LOCATION ON THE RICHMOND AND SW14 BORDER PROVIDING GOOD ACCESS TO BOTH RICHMOND AND EAST SHEEN TOWN CENTRES.**

## THE PROPERTY

The ground floor features a bright reception room at the front, an eat-in kitchen/reception room at the rear with separate utility room/WC. The kitchen is equipped with built-in units and integrated appliances, opening onto a mature garden with side access. A summer house at the rear offers excellent potential to use as a home office or studio.

The first floor comprises two spacious double bedrooms, a single bedroom, and a family bathroom. A further bedroom with Juliet balcony, eaves storage and en suite shower is located on the second floor.

The garden is mainly laid to lawn with shrub borders, two patio areas, side access and a summer house at the rear which offers excellent potential to use as a home office or studio.

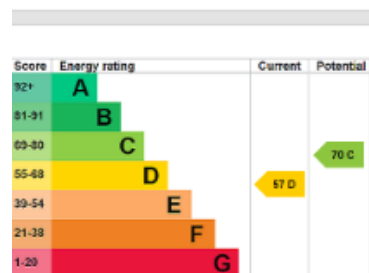
Conveniently situated close to East Sheen, this property is just 0.4 miles from local shops, boutiques, and restaurants. Richmond town centre is approximately 1.6 miles away, offering further amenities. Mortlake railway station, located 0.5 miles from the property, provides frequent services to Waterloo and Clapham Junction.

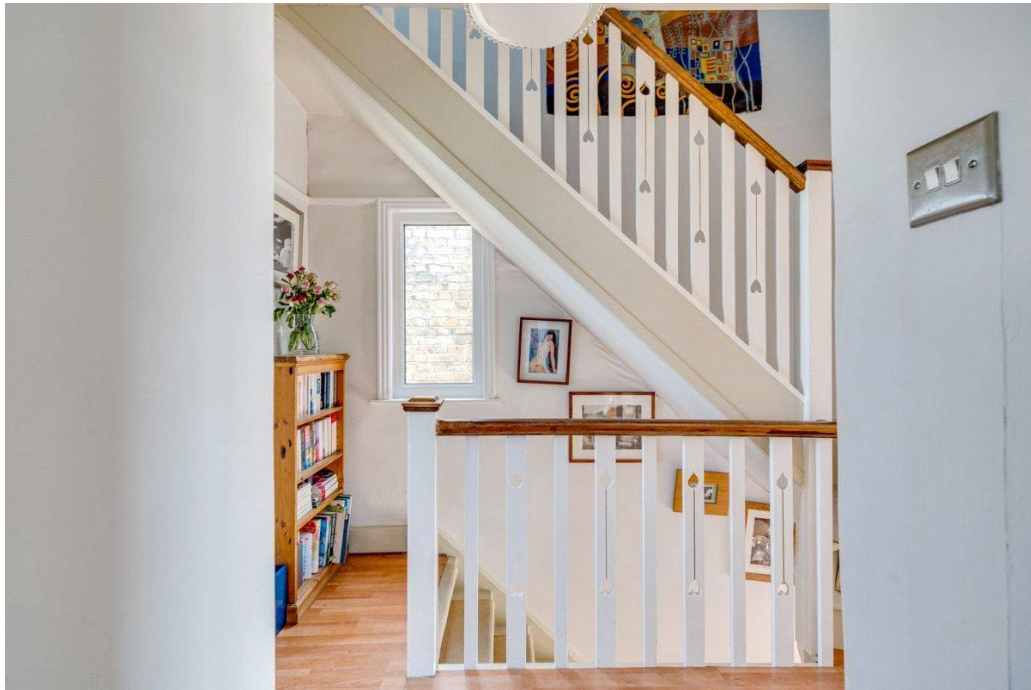
The area is also well-served by excellent schools, including Thompson House, East Sheen Primary, Sheen Mount Primary, and prestigious independent schools like St Paul's and Ibstock Place.

**TENURE** Freehold

**LOCAL AUTHORITY** Richmond Borough Council

**EPC BAND D**

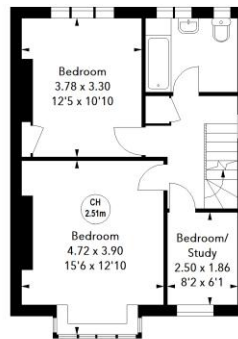




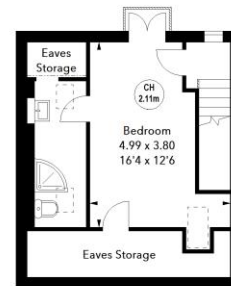




**Ground Floor**  
Approx. 65.68 sq m / 707 sq ft



**First Floor**  
Approx. 47.10 sq m / 507 sq ft



**Second Floor**  
Approx. 34.93 sq m / 376 sq ft

**Kingsway, SW14**

Approximate Area = 147.53 sq m / 1588 sq ft  
(Including Eaves Storage & Excluding Summer House)  
Eaves Storage Area = 6.41 sq m / 69 sq ft  
Summer House Area = 6.41 sq m / 69 sq ft



Key:  
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

**Southfields 020 7518 3260**

sou.res.sales@carterjonas.co.uk  
24 Replingham Road, London, SW18 5LR

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter-Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representation's warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.