FOR SALE

£750,000

Greenstead Gardens, London, SW15

A beautifully presented two bedroom end of terrace freehold house with planning permission for a garden room already secured as well as off-street parking. Property currently benefits from a garage and is located within the popular Dover House Conservation Area.

This charming property comprises a spacious hallway, living room, a modern fitted kitchen/diner with access to the garden through french doors. On the first floor are two double bedrooms with dual aspect and access to the second floor which offers a significant boarded loft room. This property offers massive scope for redevelopment, it benefits from a huge plot and a garage. Properties of this particular size, location and plot size within Dover House are hard to find, ideal for growing young families.

Greenstead Gardens is located within the ever popular Dover House Conservation area, benefitting from the picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

- Two Bedrooms
- Modern Bathroom
- Separate Living Room
- Spacious, Modern Kitchen Diner
- EPC Rating - E

- Excellent Transport Links
- Outstanding Local Schools
- Quiet, Leafy Location
- Huge Plot, Garage
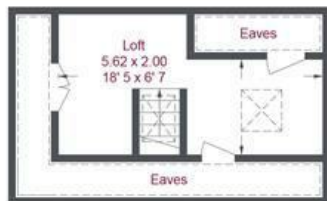- Planning Permission Secured for Garden Room Containing Shower Facilities

= Reduced headroom below 1.5m / 5'0

Second Floor

Loft
5.62 x 2.00
18' 5 x 6' 7

Eaves

Eaves

Second Floor
276 sq ft / 25.6 sq m
(Including Reduced Headroom / Eaves)

First Floor

Storage

Bedroom
4.55 x 2.30
14' 11 x 7' 7

Bedroom
4.60 x 3.16
15' 1 x 10' 4

Storage

First Floor
331 sq ft / 30.8 sq m

N

Ground Floor

Kitchen /
Dining Room
4.46 x 3.31
14' 8 x 10' 10

Reception
Room
4.55 x 4.16
14' 11 x 13' 8

Garden
13.63 x 4.94
44' 9 x 16' 2
(Approx)

Up

IN

Garden
Extends To
36' 7 (11.15)

Garage
4.85 x 2.40
15' 11 x 7' 10
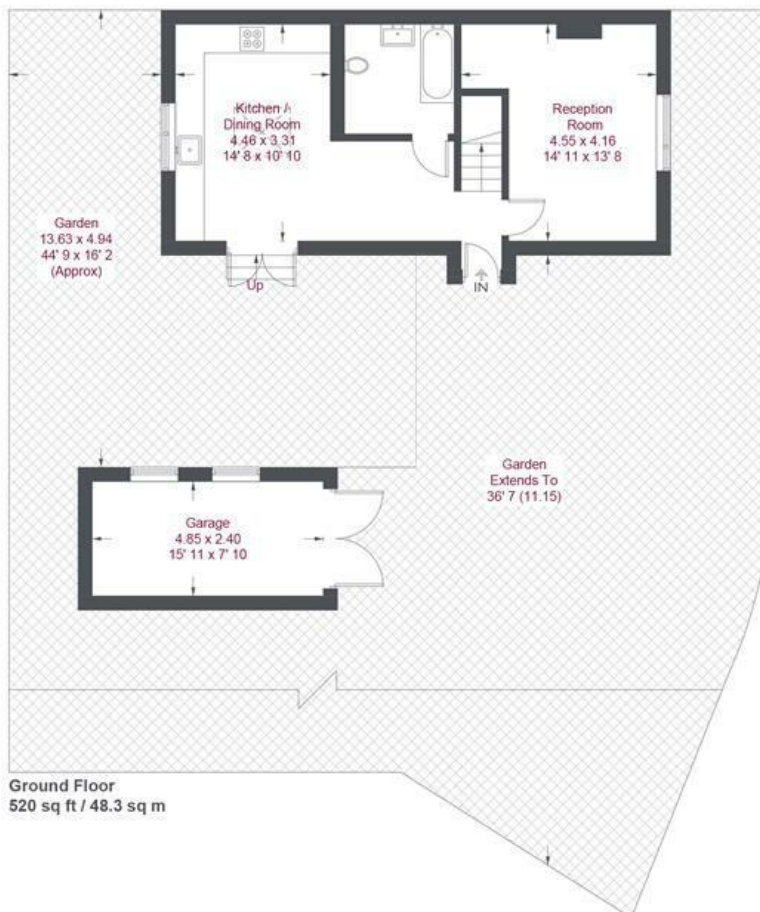
Ground Floor
520 sq ft / 48.3 sq m

Greenstead Gardens

Approximate Gross Internal Area = 1039 sq ft / 96.5 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 88 sq ft / 8.2 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1260 sq ft / 117.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC