



Grosvenor Avenue, SW14
Guide Price £1,425,000

Gorgeous extended period home | Freehold **UNDER OFFER**

A gorgeous, fully extended period family home, quietly positioned within a sought-after cul-de-sac on the Sheen/Barnes borders. Extensively remodelled to create a beautifully balanced and highly versatile home, the property combines period charm and character with a sophisticated contemporary finish. Features include a generous open-plan kitchen/breakfast room, newly refitted utility room, double-glazed wood casement windows with shutters, bespoke carpentry, fitted storage and a wood burner in the lounge.

The ground floor comprises a welcoming entrance hall, bay-fronted lounge with fireplace and bespoke built-in cabinetry, cloakroom and an impressive rear kitchen/breakfast room with extensive fitted units, large central island, dining area, wood casement bi-folding doors opening onto the garden and a striking atrium skylight. A discreetly positioned, newly refitted utility/laundry room provides excellent fitted storage and practical family space. The upper floors provide an exceptionally versatile arrangement, with a large bay-fronted principal bedroom with fitted wardrobes, two further bedrooms and a beautifully refitted family bathroom on the first floor. The substantial loft conversion provides a generous double with French doors opening to a Juliet balcony, plentiful eaves storage and a stunning newly fitted bathroom with freestanding bath and separate walk-in shower.

Externally, the property is approached via an attractive walled front garden with a mosaic-tiled pathway, while the rear offers a generous private garden with lawn, established planting, gated access and a timber shed with both light and power.

This is a particularly well-considered family home, offering an exceptional combination of period character, contemporary design and genuinely adaptable living space. The generous proportions, excellent natural light and connection between the principal living areas and garden make it particularly appealing for modern family life, while the additional loft accommodation provides considerable flexibility. A wonderful home for the discerning buyer, beautifully positioned on the highly desirable Sheen/Barnes borders.

The location

Grosvenor Avenue is a highly sought after location near the OFSTED rated “outstanding” East Sheen Primary School as well as Barnes Primary School. Local Shops, Mortlake Station, Barnes Station, Barnes Common, Palewell Common, Richmond Park and The River Thames are all easily accessible. This location also provides super access to White Hart Lane and Barnes Village with their eclectic array of boutique shops, eateries and iconic pubs. There are a number of local bus routes to neighbouring towns as well as trains into Waterloo from Mortlake Station. An amazing upcoming addition to the area is the opening and launch of Ollie's House in the centre of East Sheen - More info at ourhouseclubs.com

Council Tax Band: G (London Borough of Richmond upon Thames)

Tenure: Freehold

Parking options: On Street, Residents

Garden details: Front Garden, Private Garden, Rear Garden

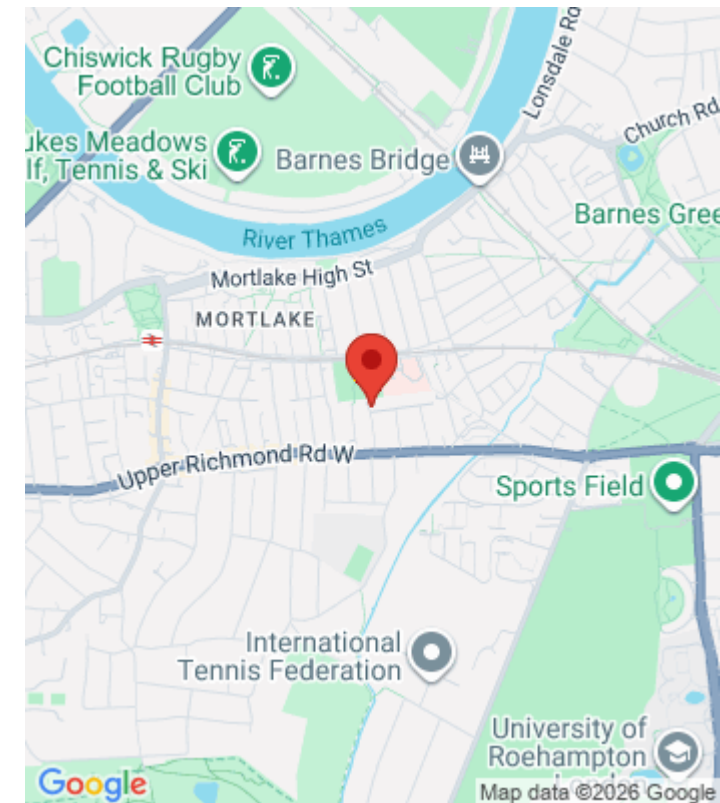
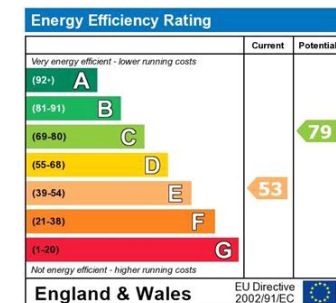


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.





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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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