



**JAMES
ANDERSON**



FOR SALE

£550,000

29 Mullins Path, Mortlake, SW14

Guide Price

An exceptionally spacious (approx 930 sq ft), modern, purpose built apartment neatly situated on a quiet residential road in Mortlake. The property is located on the second floor and is arranged to provide two double bedrooms, a large, modern kitchen/breakfast room, modern bathroom and a spacious dual aspect living room. The property is decorated in light neutral tones throughout, has an allocated parking space and is available for sale with no onward chain. Mullins Path is a sought after location with Mortlake and Barnes Bridge Stations nearby. Rick Stein's restaurant and Orange Pekoe are among the other shops and amenities of nearby White Hart Lane. It is also within the catchment area of two OFSTED rated 'Outstanding' Primary Schools.



Two Double Bedrooms



Modern Bathroom



Large Dual Aspect Living Room



Modern Kitchen/Breakfast Room



EPC Rating C



Barnes Bridge/Mortlake Stations



Outstanding Local Schools



Allocated Parking Space



No Onward Chain

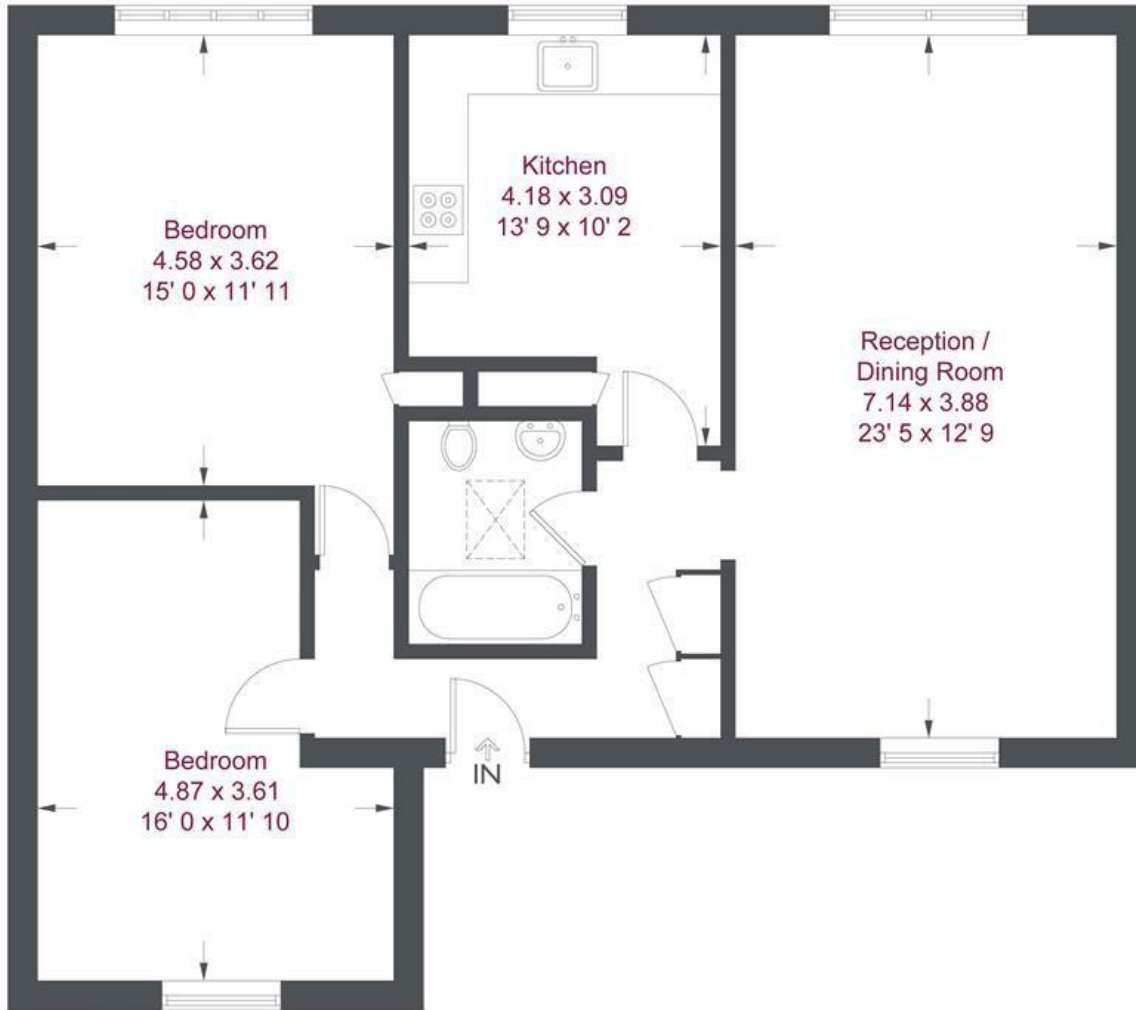


Modern Purpose Build Apartment



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Second Floor

Addington Court

Approximate Gross Internal Area = 930 sq ft / 86.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

