



**JAMES
ANDERSON**



FOR SALE

£700,000

Cowley Road, Mortlake, SW14

Guide Price

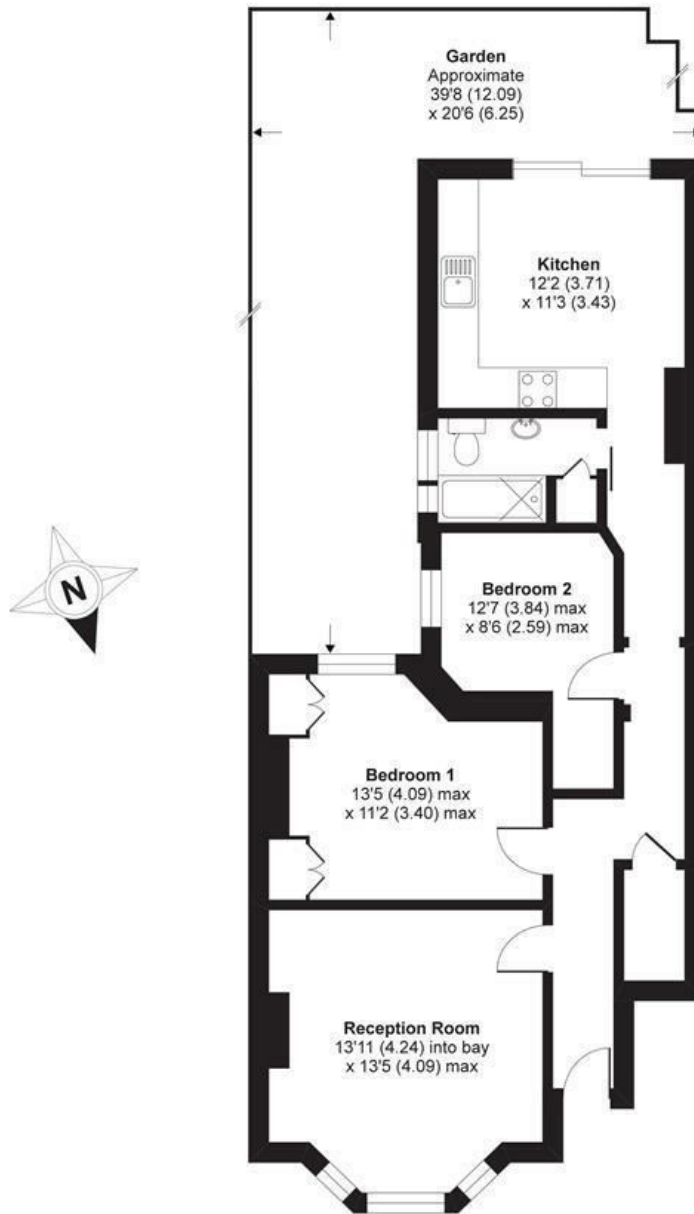
Beautiful, ground floor, period maisonette neatly situated on the favoured west side of this desirable road that is a short walk from the River Thames. The property has been refurbished in recent years to a high standard and is arranged to provide a large, bright living room with attractive fireplace, master bedroom with built in storage, second bedroom and a stylish bathroom. At the rear of the property there is a stunning kitchen/dining area with doors opening out onto a larger than average, private, west facing courtyard garden. This maisonette further benefits from wood flooring throughout, new windows and permit parking. Cowley Road is located within walking distance of Barnes Bridge Station, the River Thames and the amenities of White Hart Lane.

-  Two Bedrooms
-  Modern Bathroom
-  Bright Reception Room
-  Stylish Kitchen/Dining Room
-  EPC Rating D
-  Barnes Bridge Station
-  Outstanding Local Schools
-  West Facing Private Garden
-  Well-Presented Property
-  Ground Floor Masionette



Cowley Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 751 SQ FT 69.8 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

