



**JAMES
ANDERSON**



FOR SALE

£895,000

Mortlake High Street, Mortlake, SW14

Guide Price

An exceptional 30 foot roof terrace and south facing view from this attractive mansion block apartment neatly situated within easy access to Barnes village and local stations. This spacious property occupies the third floor of this attractive period building and is arranged to provide two double bedrooms, the principal bedroom benefitting from a modern, en-suite bathroom and a dressing room. The second bedroom has use of a modern family bathroom that also has a separate shower. The sitting room is at the front of the property and is lovely and light with an attractive fireplace, wooden flooring, and there is a modern kitchen/dining room that has integrated appliances, stone worktops, also with wooden flooring. The roof terrace is a particular feature of the property measuring approximately 33ft x 14ft, nicely presented and enclosed with a southerly aspect. Cowley Mansions is located close to the amenities of White Hart Lane and Barnes village. For the commuter, local bus services provide access into Richmond and Putney with its underground links, Mortlake and Barnes Bridge stations are also within easy reach. Outstanding local schools are within walking distance.

-  Two Double Bedrooms
-  Two Bathrooms (One En-Suite)
-  Sitting Room With Attractive Fireplace
-  Modern Kitchen/Dining Room
-  EPC Rating D
-  Barnes Bridge Station
-  Outstanding Local Schools
-  33ft South Facing Roof Terrace
-  Mansion Apartment
-  No Onward Chain



Cowley Mansions

Approximate Gross Internal Area = 1124 sq ft / 104.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	81

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		

