



**JAMES
ANDERSON**



FOR SALE

£635,000

Cowley Road, Mortlake, SW14

Guide Price

Attractive, period maisonette located at the end of a terrace, on the highly desirable Cowley Road in Mortlake. A light, spacious and well presented property that occupies the ground floor of this attractive building. The accommodation is arranged to provide two bedrooms, a light and airy sitting room with attractive fireplace, a separate dining area that is open plan to the kitchen, which has access out to the garden, plus there is a modern, stylish bathroom. The rear garden is shared with the upstairs property and is mostly laid with shingle and paving, with double gates giving rear access. For the commuter, Barnes Bridge and Mortlake Stations are a short walk away which offer a direct service to London Waterloo. Cowley Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being within easy reach. Outstanding local schools are also within walking distance. The property is leasehold and is available for sale with no onward chain.

-  Two Bedrooms
-  Modern Bathroom
-  Sitting Room With Fireplace
-  Spacious Modern Kitchen/Dining Room
-  EPC Rating E / Council Tax D / Leasehold
-  Barnes Bridge / Mortlake Stations
-  Outstanding Local Schools
-  Shared Rear Garden
-  No Onward Chain
-  Period Ground Floor Maisonette





Ground Floor

Cowley Road

Approximate Gross Internal Area = 751 sq ft / 69.8 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
<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>		
	53	62
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		
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