



**JAMES
ANDERSON**



FOR SALE

£1,150,000

Wrights Walk, Mortlake, SW14

Guide Price

A hidden gem neatly tucked away in central Mortlake, that exudes charm and character, close to the station, shops and amenities. This stunning, period, semi-detached property has light and spacious accommodation over two floors which is arranged to provide two double bedrooms, one with fitted wardrobes, and a large bathroom on the first floor. The ground floor comprises two spacious reception rooms, either side of an attractive entrance hallway, a cloakroom, modern kitchen/breakfast room, and a useful utility room. The gardens are beautiful that surround the property, particularly at the front, that has a west-facing aspect, two lawned sections either side of a central path to the front door, and a variety of flowers, plants and shrubs. There is a private easterly facing courtyard garden area at the rear, which is mostly paved with a shed. There are plenty of leisure opportunities nearby with the Thames River towpath just moments away, Richmond Park within walking distance, Kew Gardens and various sports clubs. Local train stations, Mortlake and Barnes Bridge, are also within easy reach. A number of the local primary schools are currently rated by Ofsted as 'Outstanding'. The property is available for sale with no onward chain.



Two Double Bedrooms



Family Bathroom & Cloakroom



Two Spacious Reception Rooms



Modern Kitchen/Breakfast Room & Utility Room



EPC Rating (TBC) / Council Tax F / Freehold



Mortlake Station



Outstanding Local Schools



Beautiful Gardens



No Onward Chain



Stunning Period Property



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

020 8876 0100

Wrights Walk

Approximate Gross Internal Area = 1033 sq ft / 96 sq m
(Excluding Shed / Void)



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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>		
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