



JAMES  
ANDERSON



## FOR SALE

**£600,000**

Kingsway, Mortlake, SW14

Offers In Excess Of

Beautiful, interior designed, two-bedroom ground floor period maisonette with a private south facing garden. This stunning property has been refurbished in recent years to a high standard and is arranged to provide two double bedrooms, a modern family bathroom, a gorgeous open plan kitchen / living area with Crittall style doors out to a private landscaped south facing rear garden. The maisonette is accessed via its own front door with further benefits including useful side access, a share of freehold and ample built in storage throughout the property. Kingsway is a popular residential street and is ideally located within easy reach of the popular High Street of East Sheen with its' numerous excellent shops and coffee bars. Mortlake mainline railway station is a short walk away providing direct access into Central London.

Lease length remaining: 970 years

Service charge: ASK AGENT

Council tax band: D

-  Two Double Bedrooms
-  One Family Bathroom
-  Open Plan Reception Room
-  Modern Fully Integrated Kitchen
-  EPC rating D & Council Tax Band D
-  Mortlake Station Nearby
-  Close To Outstanding Schools
-  Pretty Residential Location
-  Share of Freehold
-  Private South Facing Garden



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

020 8876 6611

# Kingsway

Approximate Gross Internal Area = 747 sq ft / 69.4 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 12 sq ft / 1.1 sq m  
 Total = 759 sq ft / 70.5 sq m



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= Reduced headroom below 1.5m / 5'0"



Ground Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>62</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

