



**JAMES
ANDERSON**



FOR SALE

£900,000

Ripley Gardens, Mortlake, SW14

Guide Price

An attractive period family home, located within a quiet cul-de-sac in Mortlake, and is for sale with no onward chain. This mid-terrace property is in need of complete refurbishment throughout, but has potential to add value by extending across the rear, and going into the loft, as some of the neighbours have done, subject to the usual consents. The rear garden is a good size, has a westerly aspect, and is relatively private. The property is within walking distance to outstanding schools, and conveniently placed for the shops and amenities of White Hart Lane and Barnes Village. Mortlake and Barnes Bridge stations are also both within walking distance.



Three Bedrooms



Bathroom



Sitting/Dining Room



Kitchen



EPC Rating (tbc) / Council Tax E / Freehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



Mid-Terrace Property



No Onward Chain



In Need Of Full Renovation



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

020 8876 0100

Ripley Gardens

Approximate Gross Internal Area = 969 sq ft / 90.1 sq m



**JAMES
ANDERSON**



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>		
England & Wales	EU Directive 2002/91/EC	

