



**JAMES  
ANDERSON**













# FOR SALE

# £650,000

Kingsway, SW14

A period, first floor maisonette situated on a highly desirable road in Mortlake, with a private south facing garden and huge potential to extend (subject to planning). The property has excellent long-term potential and is available for sale with no onward chain. The accommodation is accessed via a private entrance hallway and is currently arranged to provide two bedrooms, a separate reception room, a study, dining room, with a kitchen and bathroom at the rear. There is access down to a private south facing garden with secure gated rear access. There is also potential to convert the loft, subject to the usual consents. The property further benefits from a share of freehold. 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.

Tenure: Share of freehold  
Ground rent: ASK AGENT  
Service charge: ASK AGENT

-  Three Bedrooms
-  One Bathroom
-  Separate Reception Room
-  Kitchen With Space For Dining
-  Share of Freehold | EPC D | Council Tax Band D
-  Mortlake Train Station (Zone 3)
-  Excellent Local Schools
-  Pretty Residential Road
-  Private South Facing Garden
-  Potential To Extend (STPP)



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

020 8876 6611



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>79</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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