











## **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 accomm nodation 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

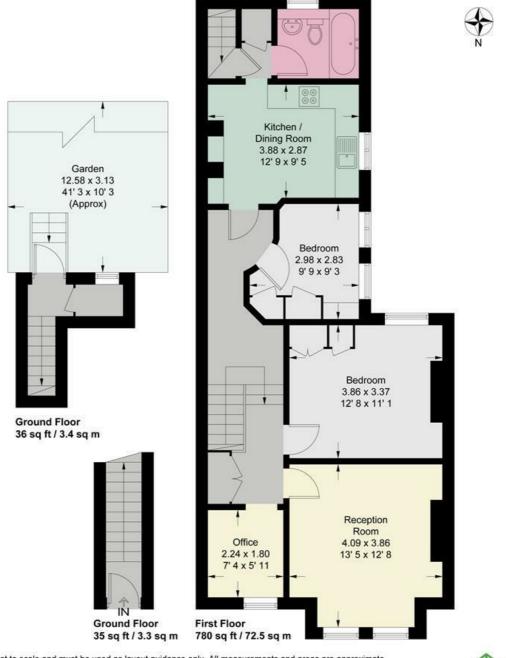


Potential To Extend (STPP)









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) A  (81-91) B  (69-80) C  (55-68) D  (39-54) E  (21-38) F	59	<b>(</b> 79
(1-20)	i l	
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E0	2 2

