



JAMES  
ANDERSON



## FOR SALE

**£375,000**

### 10 Vineyard Path, Mortlake, SW14

A modern, purpose-built, first floor apartment neatly tucked away in a quiet location in Mortlake, within minutes of Mortlake Station. The accommodation is arranged to provide a spacious reception room, two bedrooms, both with built in storage, a fully fitted modern kitchen, and a family bathroom. The property further benefits from double glazed windows, gas heating and an allocated off street parking space for one car at the rear of the building. The property is available for sale with no onward chain. Vineyard Path is conveniently placed for the shops and amenities of Sheen Lane, White Hart Lane and East Sheen. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park is within walking distance, along with Kew Gardens and various sports clubs. Mortlake station is a few minutes walk from the property, and there is a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'.

Leasehold  
151 Years Remaining  
Service Charges = £1184 per annum. inc. ground rent



Two Bedrooms



Modern Bathroom



Spacious Reception



Modern Kitchen



EPC Rating C / Council Tax D / Leasehold



Mortlake Station



Outstanding Local Schools



No Chain



Allocated Parking at Rear

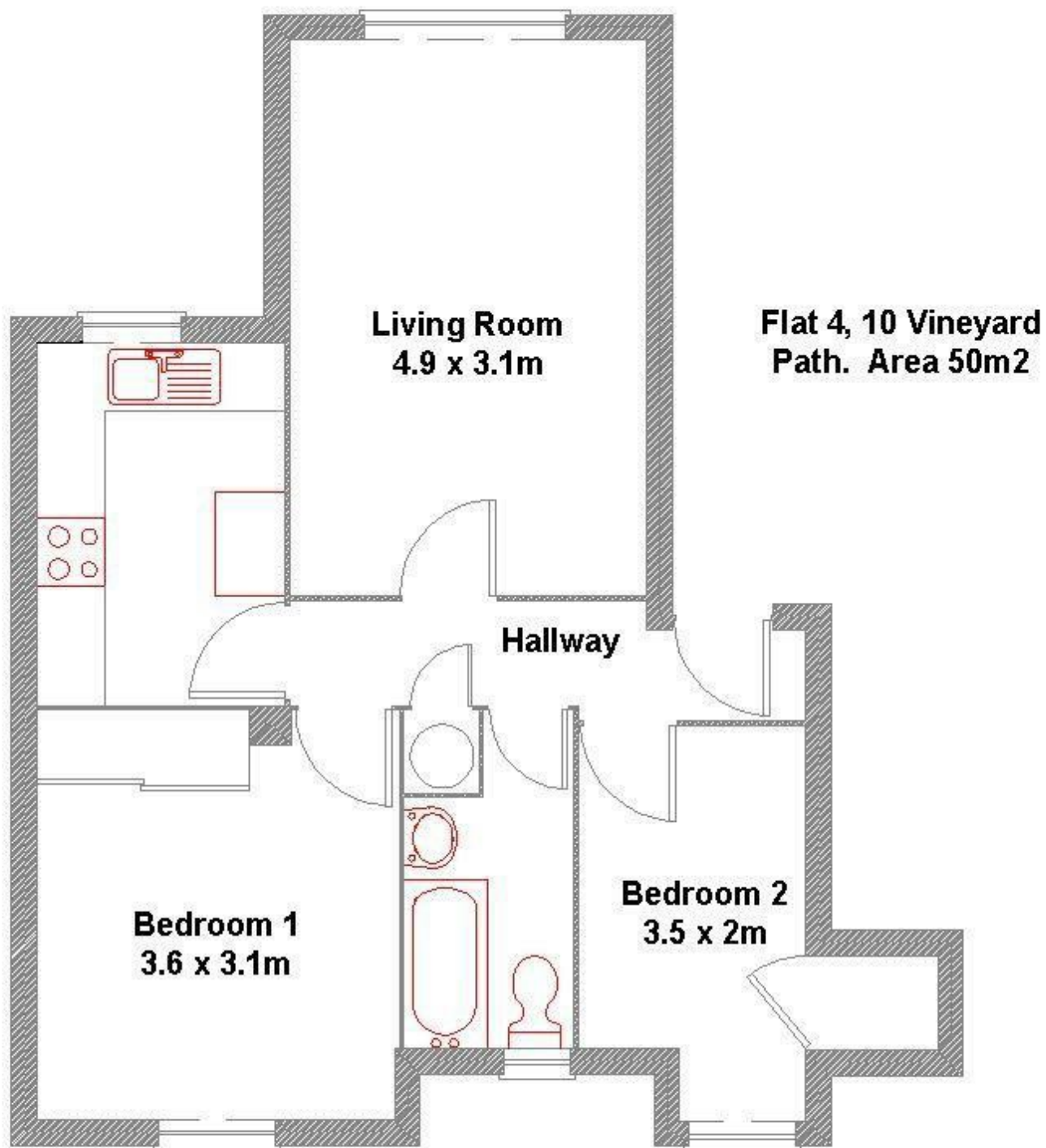



Modern First Floor Apartment



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

**020 8876 0100**



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	75
England & Wales		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	