



JAMES  
ANDERSON



## FOR SALE

**£950,000**


Kingsway, Mortlake, SW14

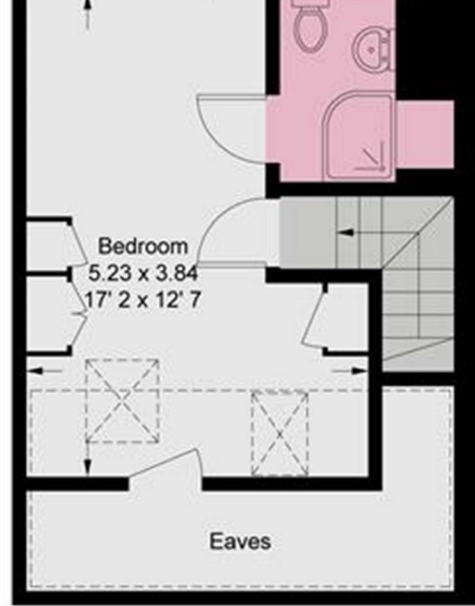
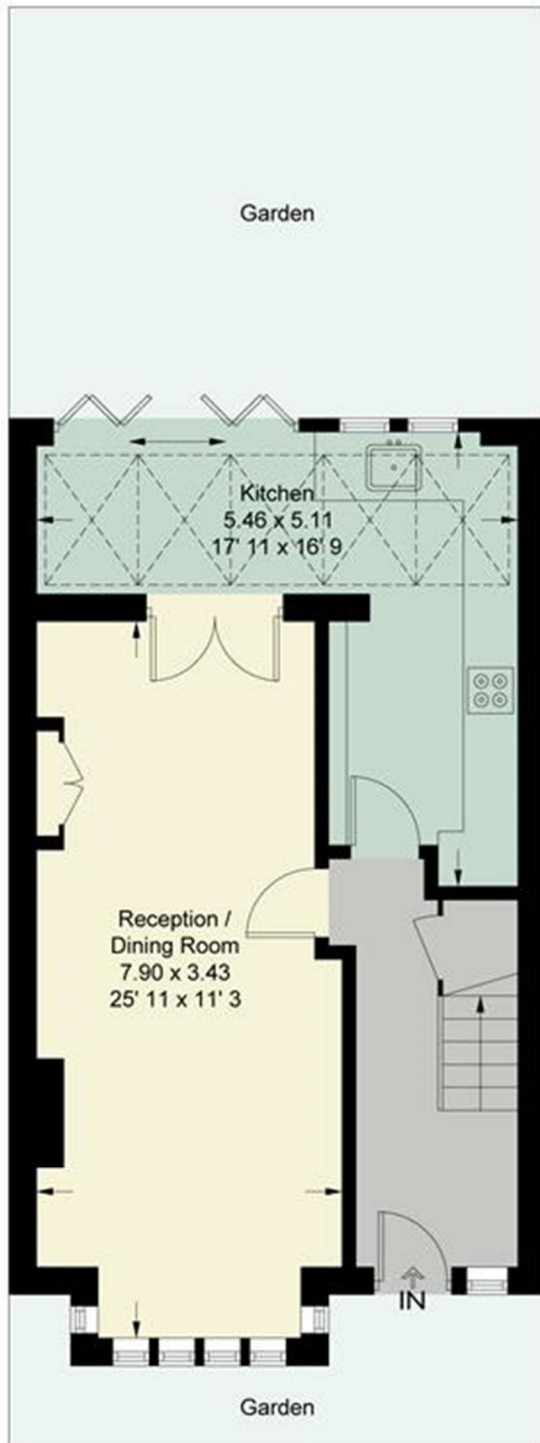
A pretty four bedroom terraced home requiring some cosmetic modernisation. The living space on the ground floor comprises hallway, bay fronted lounge and dining room. The kitchen opens out onto a pretty mature garden. There are stairs leading up to the first floor which offers landing, two double bedrooms, third single bedroom and a family bathroom. There is a further double bedroom and shower room in the loft. To the rear is a good size private garden. Kingsway is a well regarded location on the Richmond and SW14 border proving good access to both Richmond and East Sheen town centres. Mortlake Station, North Sheen Station and The River Thames are all easily accessible.



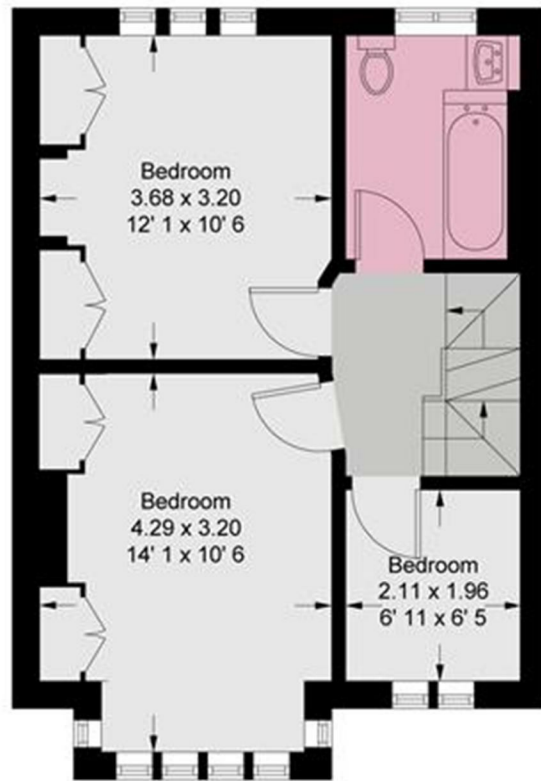
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611


 = Reduced headroom below 1.5m / 5'0



**Second Floor**  
342 sq ft / 31.8 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
434 sq ft / 40.3 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>		<b>69</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			
<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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