



**JAMES  
ANDERSON**



# FOR SALE

# £695,000

**Ashleigh Road, Mortlake, SW14**

**Asking Price**

A characterful, upper maisonette neatly situated on a highly desirable road in Mortlake. The property has spacious accommodation over the first and second floors of an attractive period building, which is arranged to provide three double bedrooms, one with a modern en-suite shower room, in addition to a full family bathroom. A particular feature of the property is a stylish kitchen/living room at the rear that has been designed to take advantage of the full-length west-facing glass doors. The open-plan kitchen/living area has a breakfast bar island, a recently-fitted kitchen with integrated appliances, and access out to a private west facing balcony. 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, various sports clubs and the shops and cafes of Barnes Village. Mortlake and Barnes Bridge Stations are within walking distance from the property and there are a number of the local primary schools nearby that are currently rated by Ofsted as 'Outstanding'. The property is available for sale with no onward chain.

Share of Freehold  
970 Years Remaining  
No service charges or ground rent

-  Three Double Bedrooms
-  Mortlake & Barnes Bridge Stations
-  Modern Shower Room & Bathroom
-  Outstanding Local Schools
-  Spacious Bright Reception
-  Private West Facing Balcony
-  Modern Open-Plan Kitchen/Breakfast Area
-  No Onward Chain
-  EPC Rating E / Council Tax D / Share Of Freehold
-  Split Level Maisonette



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

**020 8876 0100**

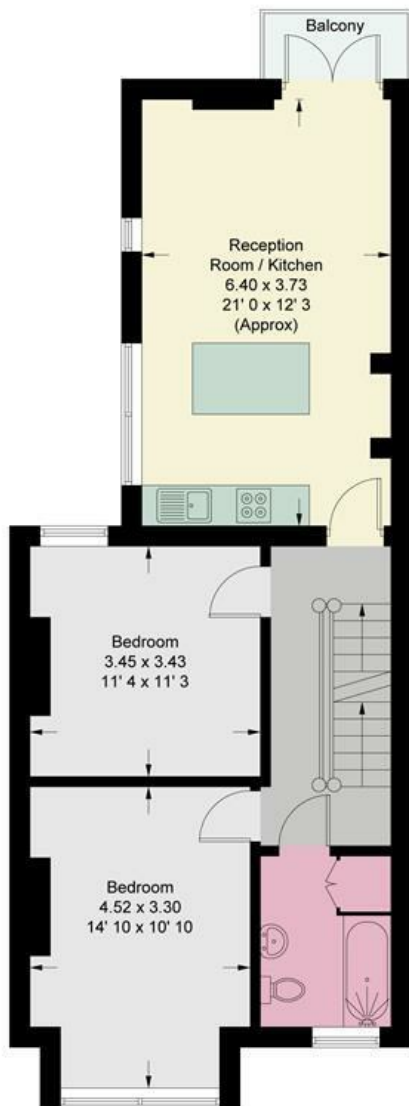
# Ashleigh Road

Approximate Gross Internal Area = 971 sq ft / 90.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 181 sq ft / 16.8 sq m  
 Total = 1152 sq ft / 107 sq m

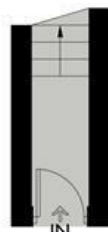


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= Reduced headroom below 1.5m / 5'0"



**First Floor**  
715 sq ft / 66.4 sq m



**Ground Floor**  
28 sq ft / 2.6 sq m



**Second Floor**  
409 sq ft / 38 sq m  
(Including Reduced Headroom / Eaves)

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>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>65</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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