



**JAMES
ANDERSON**

Cowley Road
Mortlake SW14

Offers In Excess Of £750,000



Cowley Road Mortlake SW14

A modern and 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, the principal bedroom benefits from a Juliet balcony, extensive fitted wardrobes, further eaves storage, and a modern en-suite shower room. In addition there is a stylish family bathroom on the first floor, next to a useful utility room, which is located off a light and modern kitchen/breakfast room at the rear of the property. There is a large living/dining room at the front of the property that has an attractive fireplace. A rear balcony leads from the kitchen, and has stairs down to an enclosed, shared garden. 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'.

Leasehold
112 Years Remaining
No service charges
Ground rent = £450 per annum.

















Cowley Road

Approximate Gross Internal Area = 1063 sq ft / 98.7 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 146 sq ft / 13.6 sq m
Total = 1209 sq ft / 112.3 sq m



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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.





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