



**JAMES
ANDERSON**



FOR SALE

£635,000

Kingsway, London, SW14

A beautiful, two-bedroom ground floor period maisonette with a private south facing garden. This wonderful home is presented in excellent condition throughout and has accommodation arranged to provide two double bedrooms, a modern shower bathroom, a bright and spacious open plan kitchen / living area with direct access out to a private south facing rear garden. The maisonette is accessed via its own front door with further benefits including useful side access to the rear garden, a share of freehold and ample built in storage throughout the property. 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: £0

Service charge: TBC



Two Double Bedrooms



One Modern Bathroom



Open Plan Kitchen / Living Space



Fully Integrated Kitchen



Share of Freehold | EPC | Council Tax Band D



Mortlake Train Station (Just 23 minutes to Waterloo)



Excellent Local Primary Schools Nearby



Pretty Tree Lined Road



Private South Facing Garden



In Excess of 734 Sqft



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

020 8876 6611

Kingsway

Approximate Gross Internal Area = 734 sq ft / 68.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.8 sq m
 Store = 10 sq ft / 0.9 sq m
 Total = 753 sq ft / 69.9 sq m



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= Reduced headroom below 1.5m / 5'0"



Ground Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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