



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

### Wadham Mews, London, SW14

A beautifully presented purpose built apartment forming part of the top floor of this prestigious residential development built by Shanly Homes circa 2012. The bright and spacious design successfully combines a contemporary and modern lifestyle interior which would suit any professional couple or a discerning buyer wanting a marvellous pied-a-terre or investment property. Lincoln Lodge is ideally located for Mortlake Station providing direct train services into Central London whilst the comprehensive shopping and leisure amenities of both East Sheen and Richmond including numerous boutique shops, restaurants, bars, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away whilst Richmond Park, the largest of the Capital's eight Royal Parks is approximately 1.2 miles away whilst the Royal Botanic Gardens at Kew is 1.4 miles away. This spacious third (top) floor apartment offers approximately 667 sq ft of stylish accommodation and comprises a spacious entrance hall, a large reception room open to the luxury fully fitted kitchen and doors leading to a private roof terrace, a master double bedroom with built in wardrobes and a modern en-suite shower room, a further double bedroom with built-in wardrobes and a modern contemporary styled bathroom suite. Outside - there are well maintained communal grounds, residents allocated parking space and allocated visitor parking and a residents security coded bicycle storage lock up. The area also boasts numerous leisure and sporting facilities.

Ground Rent: £500 per year  
Service Charge: £2,359 (approx) per year. Lease Term: 125 years from 1 January 2010  
Council Tax Band: D

-  Two Double Bedrooms
-  Mortlake Station
-  Two Modern Bathrooms
-  Brilliant Local Schools Nearby
-  Open Plan Reception Room
-  Modern Private Development
-  Fully Integrated Kitchen
-  Allocated Off Street Parking
-  Leasehold | EPC Rating C | Council Tax D
-  Private Balcony

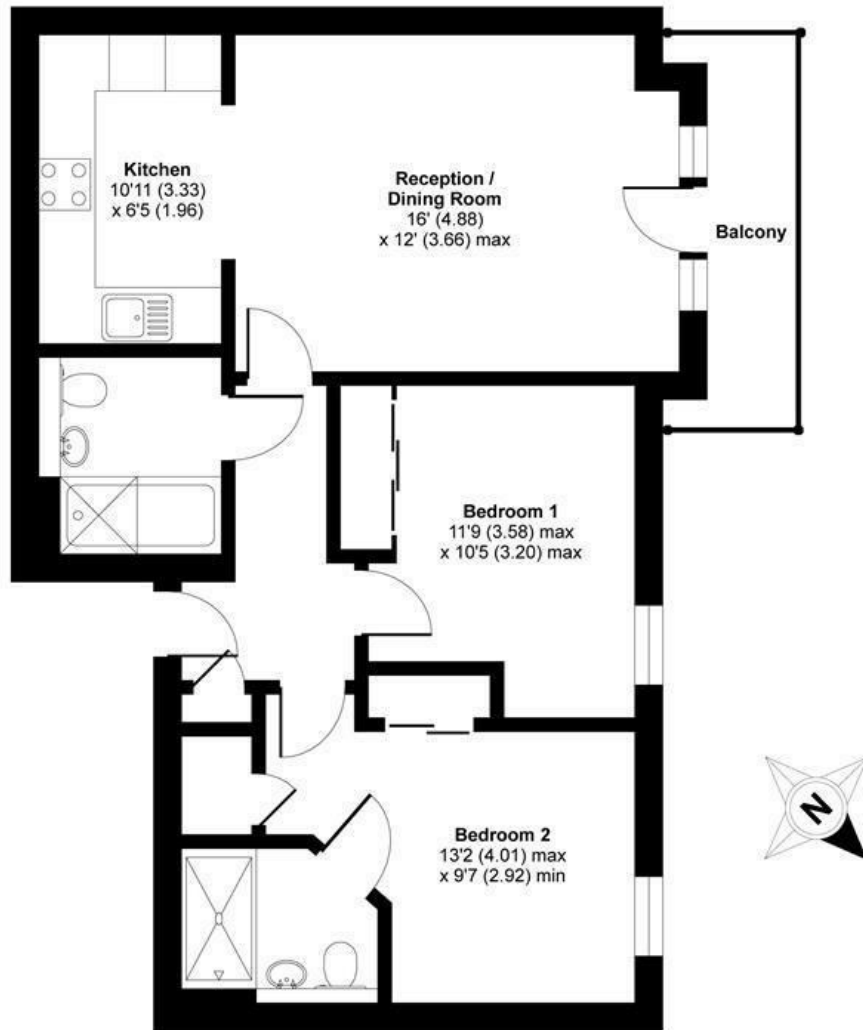


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 6611**

# Lincoln Lodge, Wadham Mews, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT 62 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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>                            |                         | <b>76</b> | <b>76</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>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

