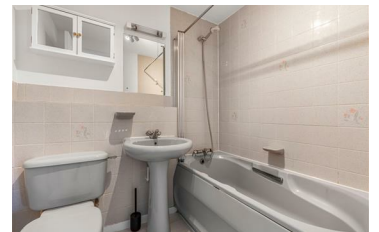




JAMES  
ANDERSON



## FOR SALE

**£475,000**

### Dovecote Gardens, Mortlake, SW14

This spacious modern apartment is located in a quiet location at the rear of the development on a highly desirable road in Mortlake, with excellent transport links and is available for sale with no onward chain. The property is located on the first floor and the accommodation is arranged to provide a spacious, light, double aspect sitting/dining room, two double bedrooms, one with fitted wardrobes, with a modern kitchen and bathroom. The property is enhanced by double glazing, gas heating and ample storage throughout. The apartment has also been recently decorated with new carpets and there is an allocated parking space at the rear of the building. Avondale Road is conveniently placed for the amenities of White Hart Lane and Barnes Village. For the commuter, both Barnes Bridge and Mortlake Stations are a short walk away, along with the 209 bus. Outstanding primary schools are also within walking distance.

Share of Freehold

966 Years Remaining

Service Charges = £1289 per annum.

No Ground Rent



Two Double Bedrooms



Modern Bathroom



Spacious Living/Dining Room



Modern Kitchen



EPC Rating C / Council Tax E / Share of Freehold



Barnes Bridge/Mortlake Stations



Outstanding Local Schools



No Onward Chain



Allocated Parking Space



Modern First Floor Apartment



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

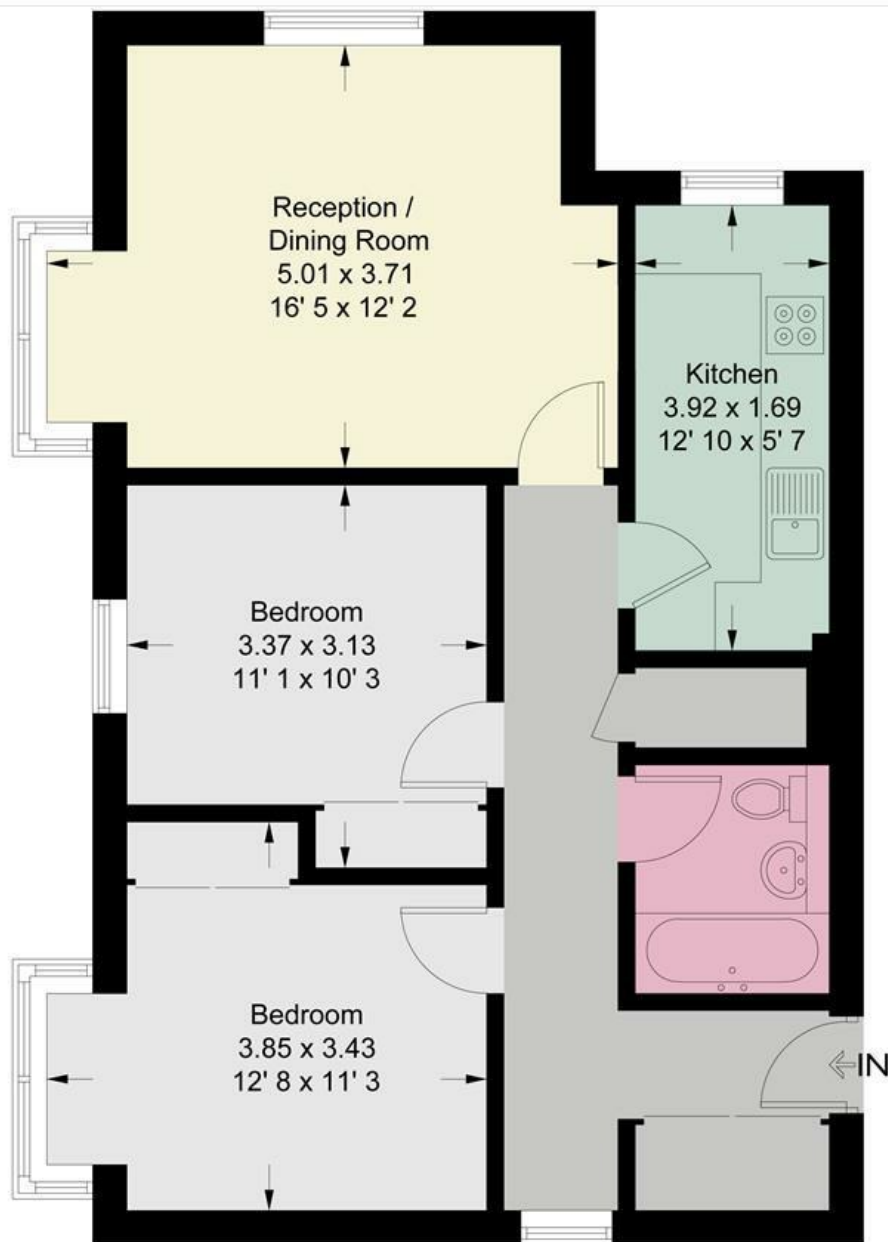
020 8876 0100

# Dovecote Gardens

Approximate Gross Internal Area = 664 sq ft / 61.7 sq m



**JAMES  
ANDERSON**



**First 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
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	70	76
<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	

