



**JAMES  
ANDERSON**



## FOR SALE

**£650,000**

### Cowley Road, Mortlake, SW14

A period maisonette located on the highly desirable Cowley Road in Mortlake. A light, spacious and well-presented property, which offers a charming combination of modern and period features that occupies the ground floor of this attractive building. The accommodation is arranged to provide two bedrooms, with the main bedroom having fitted wardrobes, a light and airy sitting room, and a spacious modern kitchen/dining area, which has access to the garden, plus there is a modern bathroom. The rear garden leads from the kitchen and is shared with the neighbour upstairs, which has been unofficially separated off to create separate garden areas for each neighbour. For the commuter, Barnes Bridge and Mortlake stations are a short walk away which offers a direct service to London Waterloo. Cowley Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being nearby. Outstanding local schools are also within easy reach.

-  Two Bedrooms
-  Modern Bathroom
-  Light Sitting Room
-  Spacious Modern Kitchen/Dining Area
-  EPC Rating C / Council Tax D / Share of Freehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Close to River Thames
-  Shared Rear Garden
-  Ground Floor Maisonette





COWLEY ROAD  
 TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>                            |                         |         |           |
| (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 |         |           |

