



**JAMES
ANDERSON**



FOR SALE

£500,000

Mortlake High Street, Mortlake, SW14

A spacious, purpose-built, split level apartment neatly situated close to local stations, shops and outstanding schools. This well-presented property is located on the second floor, and has modern accommodation over two floors which is arranged to provide three bedrooms and a modern bathroom on the upper floor, with lovely open-plan living accommodation, that incorporates a modern kitchen/breakfast room on the lower floor. The property further benefits from double glazing, heating, ample storage that includes a private shed on the ground floor, and glimpses of the River Thames opposite. The property is within walking distance to some 'outstanding' local primary schools, whilst the renowned St. Pauls School, The Swedish School and Harrodian School can be found in nearby Barnes. Mortlake station is also within walking distance.

-  Three Bedrooms
-  Modern Bathroom
-  Open-Plan Living Area
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax D / Leasehold
-  Mortlake Station
-  Outstanding Local Schools
-  Close To River Thames
-  Heating & Hot Water Included
-  Split-Level Purpose-Built Apartment



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

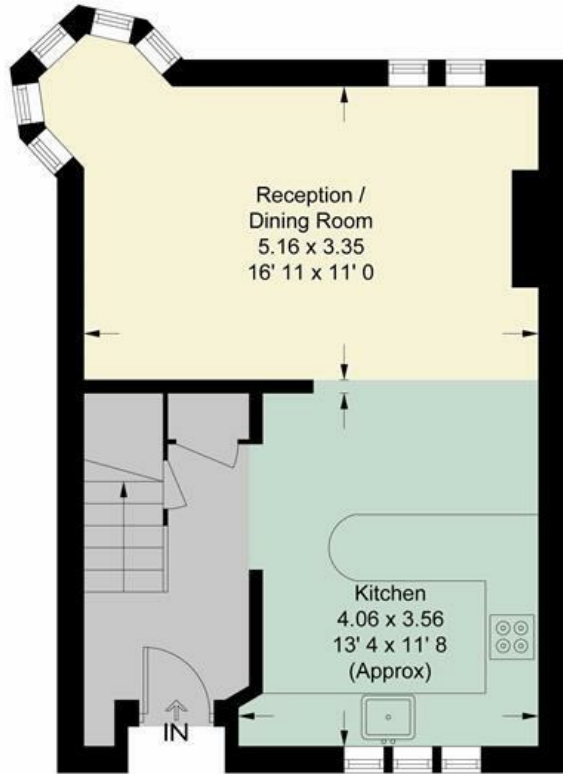
020 8876 0100

Avondale House

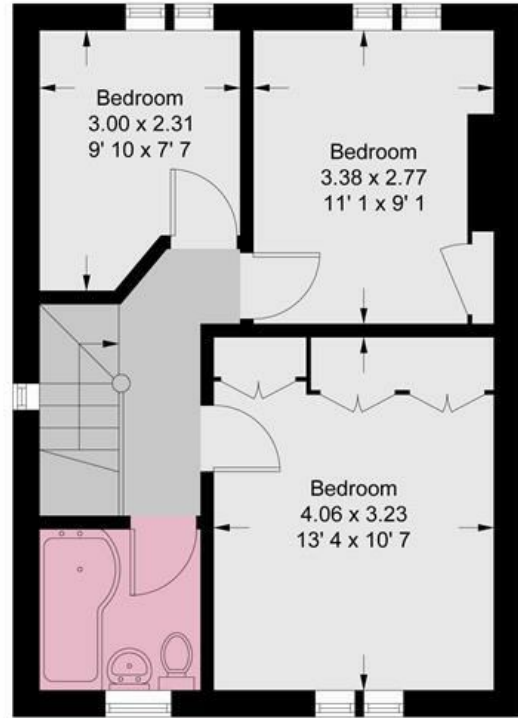
Approximate Gross Internal Area = 859 sq ft / 79.8 sq m



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Second Floor
431 sq ft / 40 sq m



Third Floor
428 sq ft / 39.8 sq m

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) A			
(81-91) B			
(69-80) C			
(55-68) D		56	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

