



**JAMES  
ANDERSON**



**FOR SALE**

**£425,000**

**Chertsey Court, London, SW14**

A simply exceptional two bedroom apartment offering more than 800 sqft of accommodation. This wonderfully light and spacious home has been remodelled by the current owners to provide two double bedrooms, a family bathroom and an exceptional 26ft open plan kitchen / living area. The property is located on the second floor and benefits from views across well maintained communal gardens at the rear. Chertsey Court is a popular block with the added benefit of lifts and off street residents' parking. It is conveniently placed for local bus services and amenities, with Mortlake station being a short walk away. "Outstanding" local schools are also in the vicinity.

Lease remaining: SOLD WITH NEW LEASE TERM

Ground rent: £10 year

Service charge: Approx £2,207 per year

-  Two Double Bedrooms
-  One Bathroom
-  Open Plan Kitchen / Living
-  Fully Equipped Kitchen
-  Leasehold | EPC C | Council Tax Band C
-  Mortlake Station Nearby
-  Close To OUTSTANDING Schools
-  Popular Residential Development
-  Residents Off Street Parking
-  In Excess of 830 Sqft



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

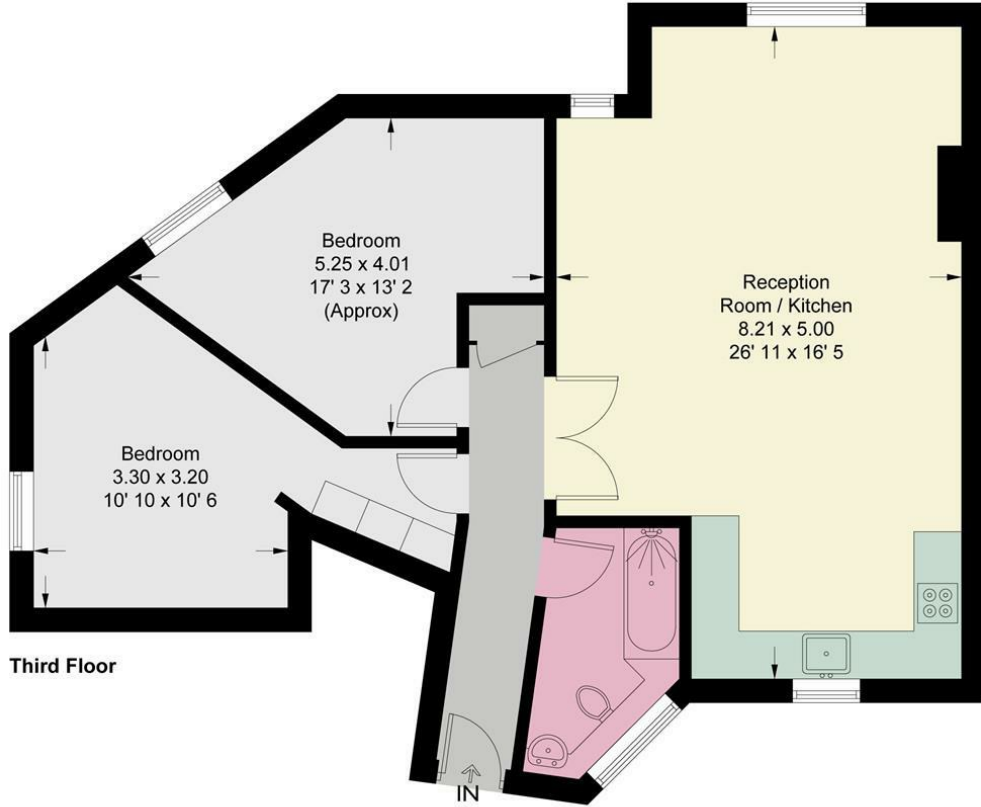
020 8876 6611

# Chertsey Court

Approximate Gross Internal Area = 835 sq ft / 77.6 sq m



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Third 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	84

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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