



**JAMES
ANDERSON**

Kingsway
London SW14
£750,000



Kingsway London SW14

*FIRST FLOOR MAISONETTE - 1,200 SQft - PRIVATE SOUTH FACING GARDEN
- 3 BEDROOMS*

A well presented split level three-bedroom, loft converted Edwardian maisonette with a south facing private garden. This superb flat is presented in excellent decorative order and is accessed via its own front door. The first floor accommodation offers a bright and spacious refitted kitchen/dining room with stairs leading down to the rear garden and utility space, a separate reception room, two bedrooms and a large family bathroom. The extended loft hosts the principal double bedroom with eaves storage space and an en-suite shower room. There is also a private south facing rear garden with useful rear access.

Kingsway is ideally located for outstanding local schools including Thomson House and for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring towns.

Lease remaining: 939 years

Ground rent: £0

Service charge: £0





White shaker-style upper cabinet with a silver knob.

White-framed window with a white sill and a chrome faucet.

White shaker-style upper cabinets with silver knobs.

Stainless steel range hood with a white backsplash.

White shaker-style upper cabinets with glass-front doors and silver knobs.

Two glass jars with lids, a wooden cutting board, and a small bottle of dish soap.

White ceramic farmhouse-style sink with a chrome faucet.

Espresso machine and a white toaster.

Yellow knife block with several knives.

White kettle and a small bowl with fruit.

Stainless steel gas cooktop with five burners and a built-in oven below.

Two bottles of olive oil, a wooden pepper mill, and a mortar and pestle.

A bottle of wine or champagne.

A decorative box with the word 'POLPO' and a squid illustration.

White shaker-style lower cabinet with a silver knob.

White shaker-style lower cabinets with silver knobs.

White shaker-style lower cabinets with drawers and silver knobs.

A small, light-colored rug with the word 'dash' written on it.













Kingsway

Approximate Gross Internal Area = 1210 sq ft / 112.4 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 128 sq ft / 11.9 sq m

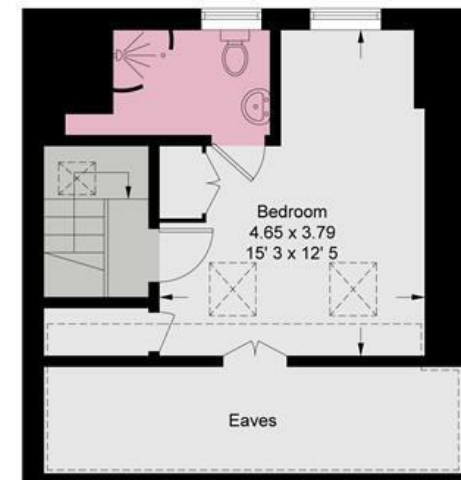


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= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Second Floor
 379 sq ft / 35.2 sq m
 (Including Reduced Headroom / Eaves)

Ground Floor 23 sq ft / 2.1 sq m
First Floor 808 sq ft / 75.1 sq m



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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.





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