



**JAMES
ANDERSON**

Kingsway
London SW14
£735,000



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*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


















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

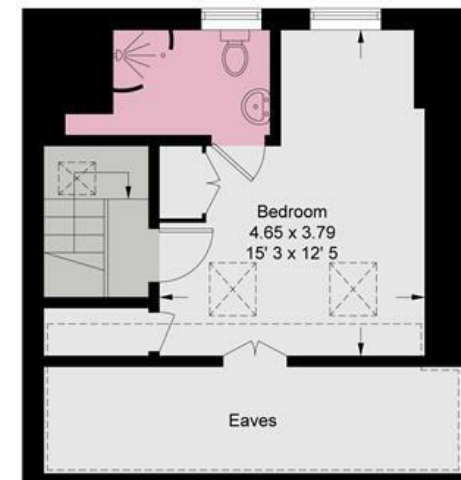


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 = Reduced headroom below 1.5m / 5'0"



(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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