



**JAMES  
ANDERSON**



## FOR SALE

**£675,000**

Cowley Road, Mortlake, SW14

A period ground floor maisonette neatly situated on the favoured west side of Cowley Road, that is a short walk from the River Thames in Mortlake. The property is nicely presented, with modern and light accommodation that is arranged to provide a large living room with attractive fireplace, main bedroom with built in storage, the second bedroom also has storage, and a kitchen/dining area at the rear that leads to a modern bathroom. There is access from the kitchen out to a west-facing courtyard garden that is shared with the neighbour upstairs, and is mostly paved with rear access. For the commuter, Barnes Bridge and Mortlake stations are a short walk away which offer 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 / Leasehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Close to River Thames
-  Shared Rear Garden
-  Ground Floor Maisonette

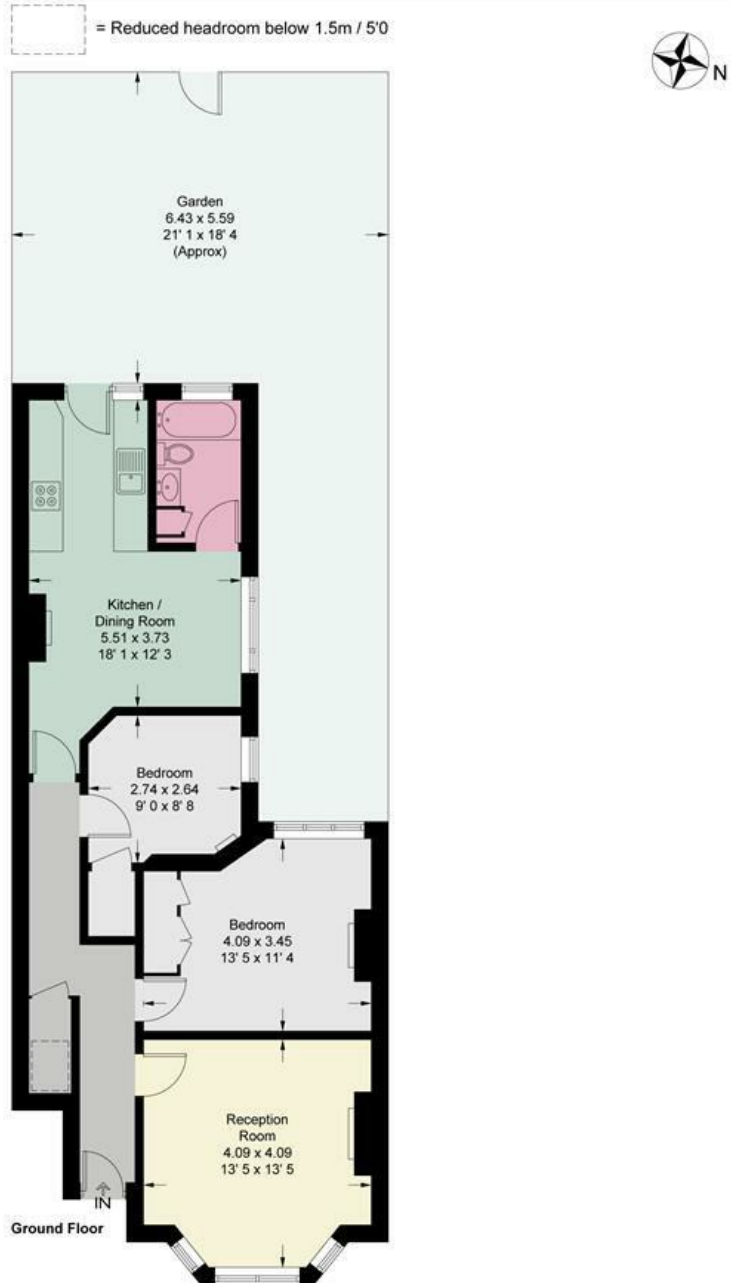


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020 8876 0100

# Cowley Road

Approximate Gross Internal Area = 771 sq ft / 71.6 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 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) <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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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