



**JAMES
ANDERSON**













FOR SALE

£500,000

77 Mortlake High Street, Mortlake, SW14

A stylish modern purpose-built apartment, neatly situated in Mortlake, close to the River Thames and local shops and amenities. This tastefully-presented property is located on the second floor and decorated in light neutral tones, with accommodation arranged to provide two double bedrooms, both with fitted wardrobes, the main bedroom also has a Juliet balcony. There is a bright and spacious living/dining area with high ceilings, that also has a Juliet balcony, and leads to a lovely modern kitchen and bathroom. The property is further benefited from electric heating and ample storage. Dukes Court is conveniently placed for local bus services, and is approximately 5-10 minutes walk to Barnes Bridge or Mortlake stations, which offer a regular service into London Waterloo. Local shopping facilities are available on nearby White Hart Lane and Barnes village, with more comprehensive amenities of East Sheen being a short distance away. Outstanding schools are also within walking distance.

-  Two Double Bedrooms
-  Modern Bathroom
-  Sitting/Dining Room With Juliet Balcony
-  Modern Kitchen
-  EPC Rating C / Council Tax C / Leasehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Bright & Tasteful Decor
-  Close to The River Thames
-  Purpose-Built Second Floor Apartment



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

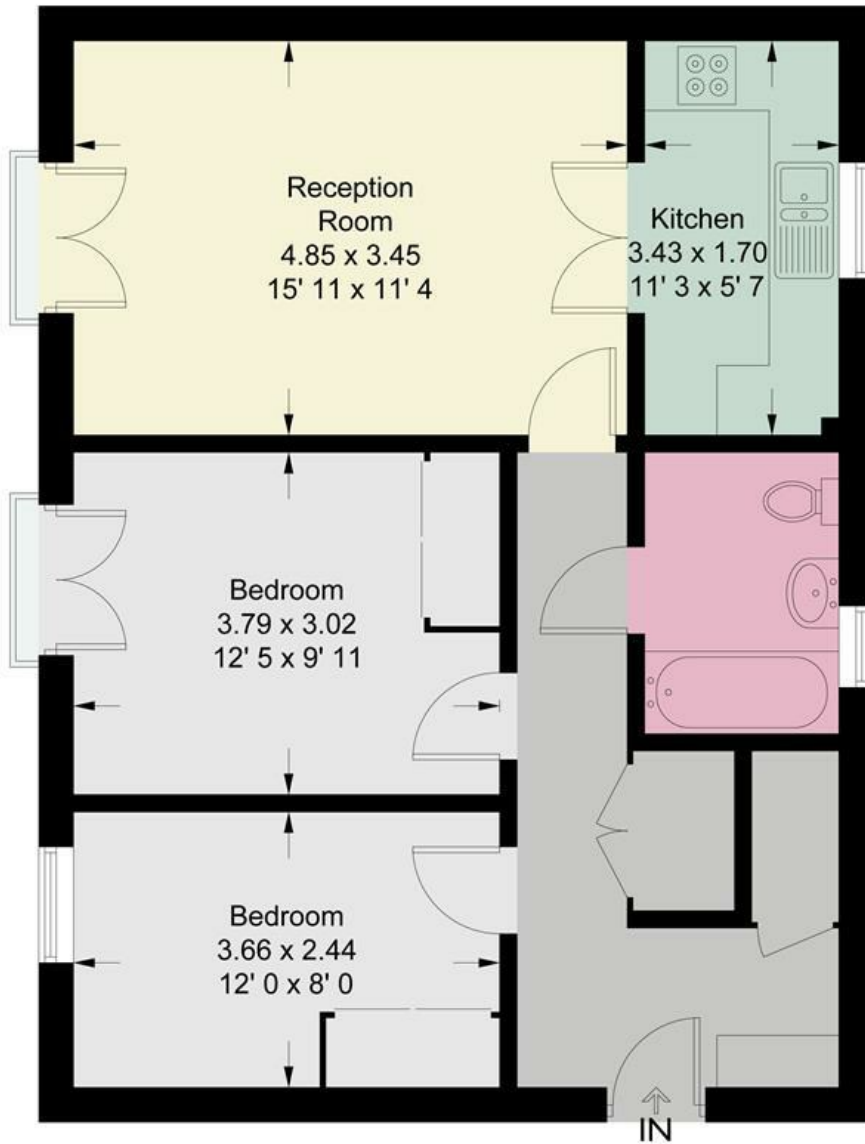
020 8876 0100

Dukes Court

Approximate Gross Internal Area = 667 sq ft / 62 sq m



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Second 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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