



**JAMES  
ANDERSON**













## FOR SALE

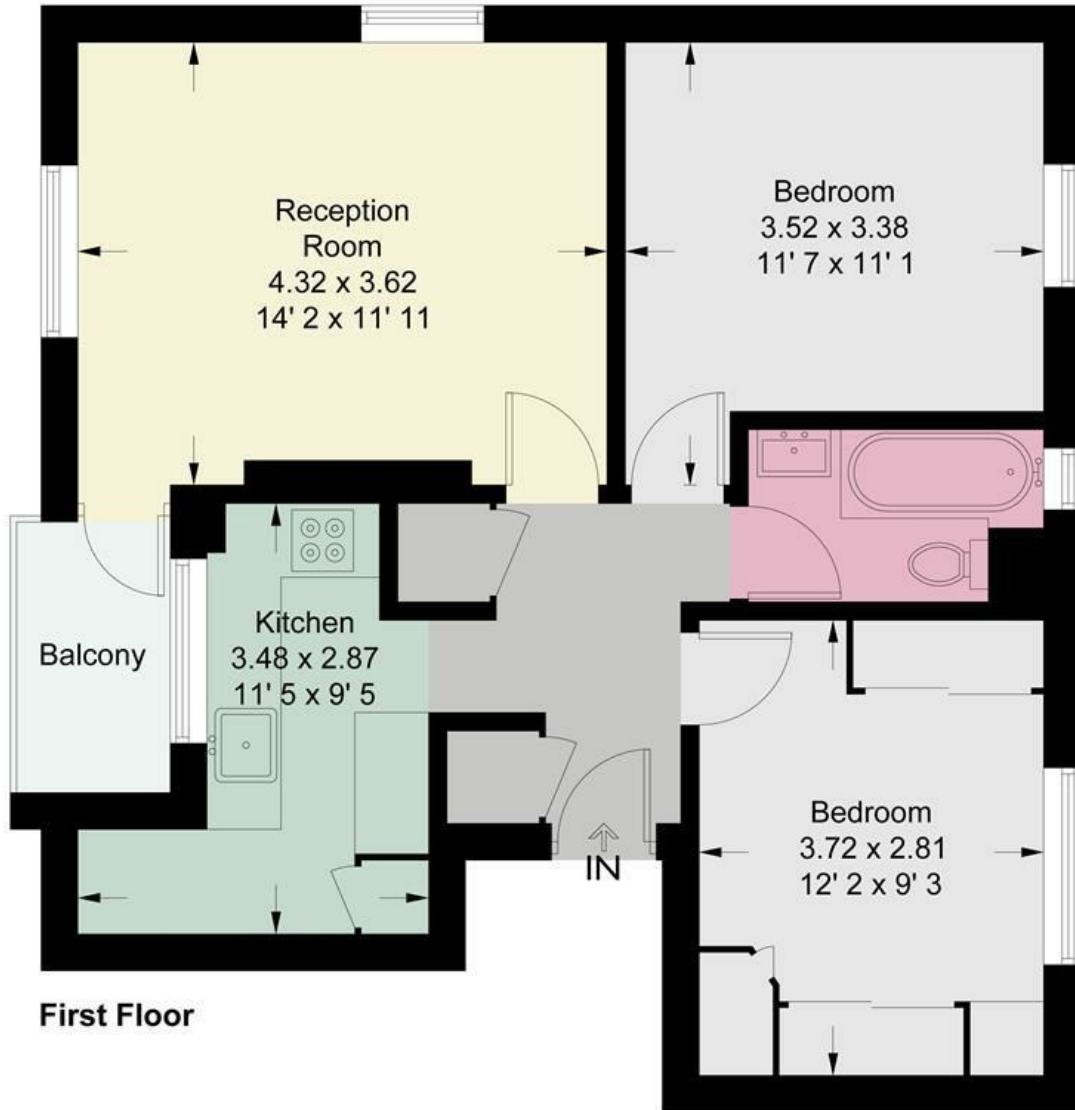
**£435,000**

### Mortlake High Street, Mortlake, SW14

A wonderfully light and spacious, well-presented, first floor apartment that is arranged to provide two double bedrooms, a spacious reception/dining room with balcony (and views of the church), a stylish modern fitted kitchen, a modern bathroom, and ample storage, including a bike shed on the ground floor and a further store cupboard on the landing by the front door. John Dee House 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 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
-  Spacious Reception Room
-  Modern Kitchen
-  EPC Rating C / Council Tax C / Leasehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Balcony With Views Over Church Grounds
-  Close to The River Thames
-  Purpose-Built First Floor Apartment





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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