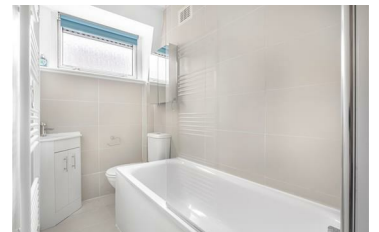




JAMES  
ANDERSON



## FOR SALE

**£300,000**

Mortlake High Street, Mortlake, SW14

Offers In Excess Of

A modern, light, and well-presented, second floor apartment that is arranged to provide one double bedroom, a reception/dining room, a stylish modern fitted kitchen and bathroom, and ample storage, including a bike shed on the ground floor. The property further benefits from recently installed triple glazing and a newly extended lease. Ashleigh 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. The property is available for sale with no onward chain.



One Bedroom



Modern Bathroom



Reception/Dining Room



Modern Kitchen



EPC Rating D / Council Tax B / Leasehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



No Onward Chain



Opposite Park & The River Thames



Purpose-Built Second Floor Apartment



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

020 8876 0100

# Ashleigh House

Approximate Gross Internal Area = 353 sq ft / 32.8 sq m

(Including Reduced Headroom / Bike Shed)

Reduced Headroom = 4 sq ft / 0.4 sq m

Bike Shed = 18 sq ft / 1.7 sq m



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= Reduced headroom below 1.5m / 5'0"



**Second Floor**



**Ground 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 |
| 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 |                         |           |
|                                             | 64                      | 67        |
| <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>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

