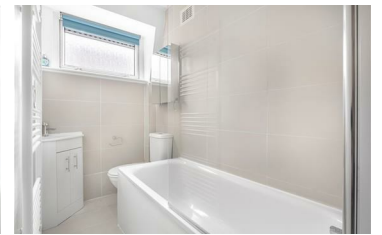




**JAMES
ANDERSON**




FOR SALE

£345,000

Mortlake High Street, Mortlake, SW14

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. 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



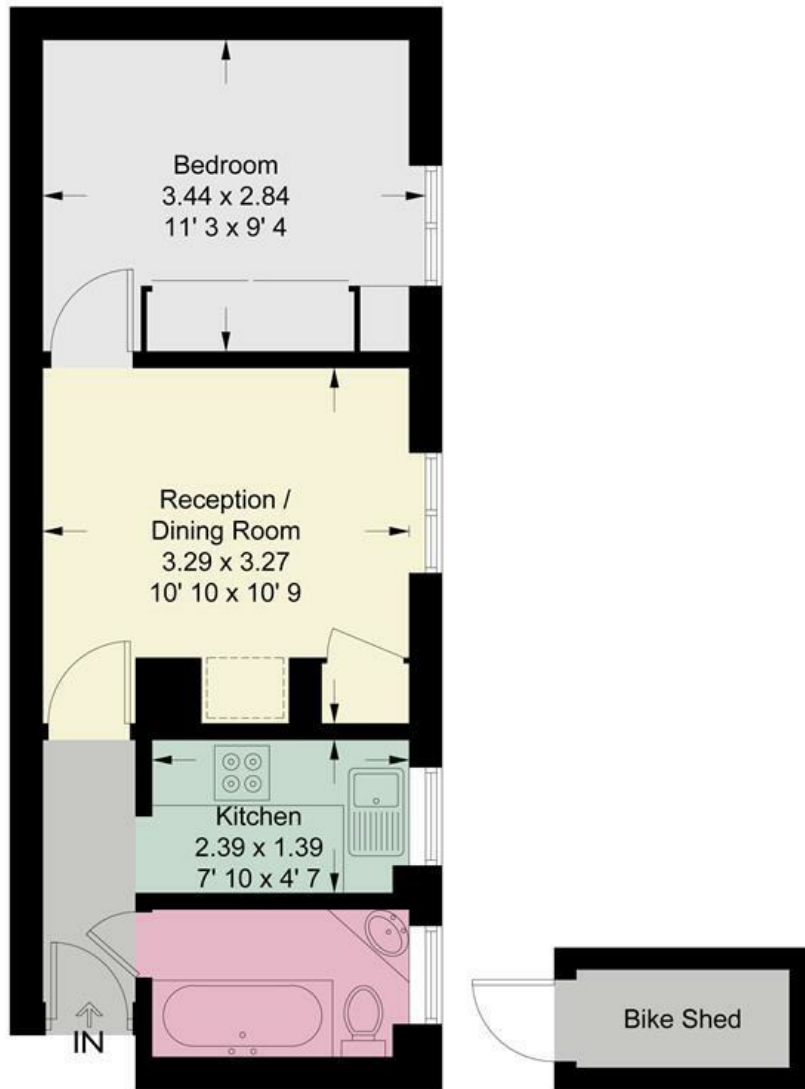
Ashleigh House

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



JAMES ANDERSON

= 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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

