



JAMES  
ANDERSON



## FOR SALE

**£400,000**

### Mortlake High Street, Mortlake, SW14

Offers In Excess Of

A well-presented, purpose built, ground floor apartment, neatly situated in Mortlake, just moments from the River Thames. The property is arranged to provide three bedrooms, a spacious reception/dining room, that has access out to a private balcony/terrace, and is open to a stylish modern kitchen/breakfast area, and a shower room, with a separate cloakroom. There is ample storage, including a cupboard on the landing outside the apartment, and a bike shed/store. Rann House is conveniently placed for local bus services, and is approximately 5-10 minutes away from Mortlake or Barnes Bridge stations, which offer a regular service into London Waterloo in under 25 minutes. Local shopping facilities are available on White Hart Lane and Barnes village, with the more comprehensive amenities of East Sheen being a short distance away. Outstanding local primary schools are also within walking distance, with private schools such as The St Pauls School, The Harrodian School and the Swedish School can be found in nearby Barnes. The property is available for sale with no onward chain.

Leasehold - 172 Years Remaining

Service charges - £1400 p.a.

No ground rent



Three Bedrooms



Modern Shower Room & Separate WC



Spacious Reception/Dining Room



Modern Kitchen/Breakfast Area



EPC Rating C / Council Tax C / Leasehold



Near Mortlake Station



Outstanding Local Schools



Close to East Sheen and local amenities



No Onward Chain



Purpose-Built Ground Floor Apartment

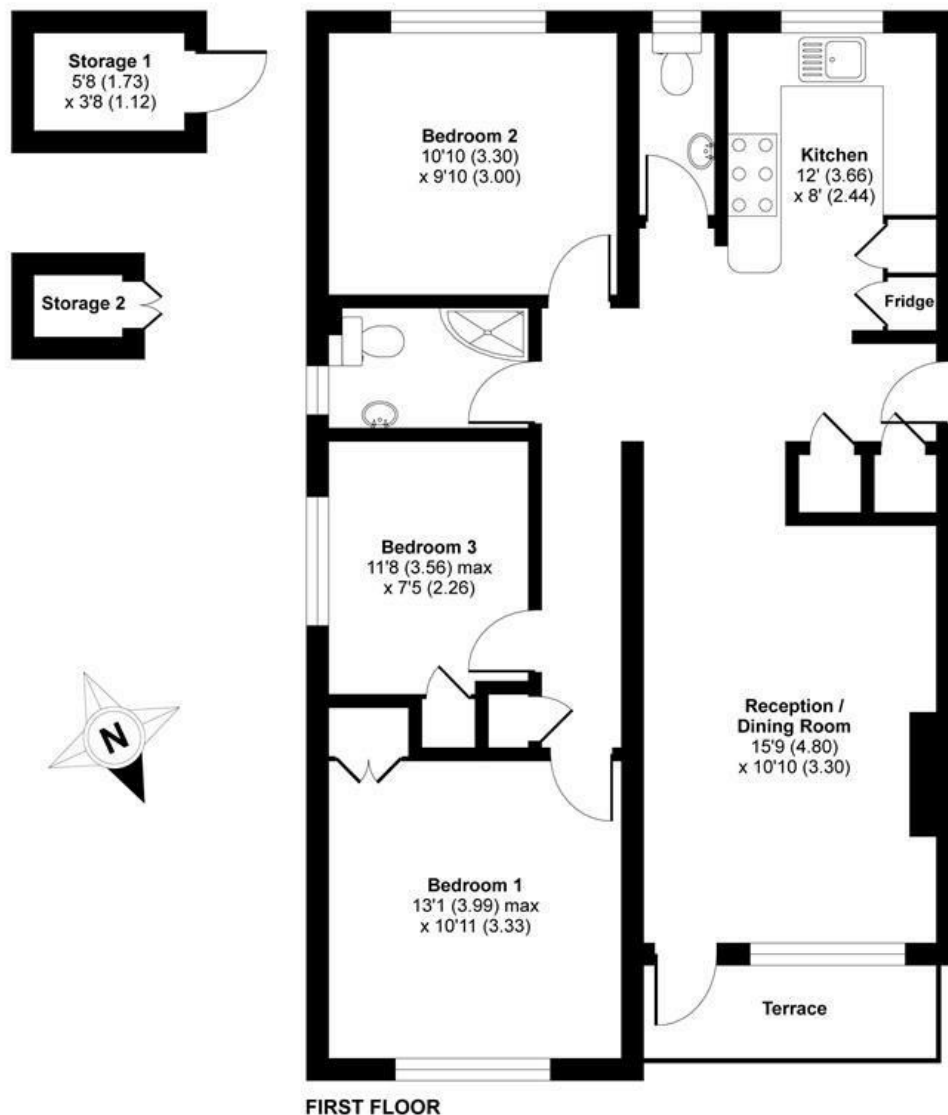


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

# Mortlake High Street, London, SW14 8HT

APPROX. GROSS INTERNAL FLOOR AREA 828 SQ FT 76.9 SQ METRES (EXCLUDES STORAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 75                      | 78        |
| <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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 74                      | 78        |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

