



JAMES  
ANDERSON



## FOR SALE

**£385,000**

Mullins Path, Mortlake, SW14

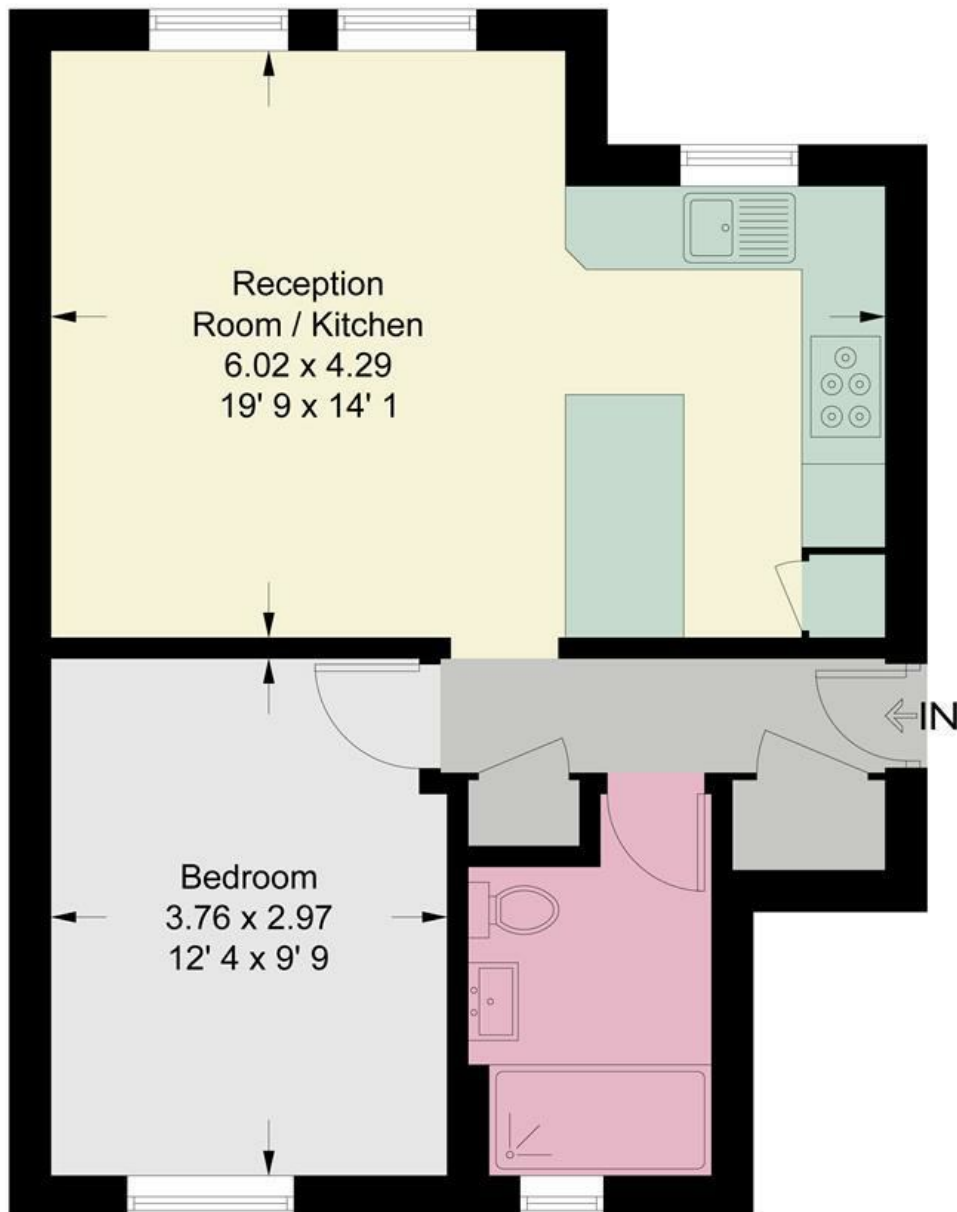
A fabulous, recently refurbished, modern apartment neatly tucked away on a quiet road in Mortlake. The property is located on the ground floor and is arranged to provide an impressive open-plan living area that includes a stylish kitchen/breakfast area, fitted with integrated appliances and contemporary work surfaces, with a double bedroom, and a fantastic shower/wet room. The property further benefits from ample storage, heating and an allocated parking space, plus there are communal residents gardens at the front and rear. Excellent local amenities are available on both White Hart Lane and in Barnes Village, and for the commuter Mortlake and Barnes Bridge stations are a short walk away. Close proximity of both the M3 and M4 motorways makes access to the South and West very easy.

- |                                                                                                                              |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  One Double Bedroom                       |  Mortlake/Barnes Bridge Stations      |
|  Stylish Shower/Wet Room                  |  Excellent Local Schools              |
|  Spacious Open-Plan Living Area           |  Residents Garden To Front & Rear     |
|  Modern Kitchen/Breakfast Area            |  Allocated Parking Space              |
|  EPC Rating C / Council Tax C / Leasehold |  Purpose-Built Ground Floor Apartment |



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

**020 8876 0100**



## 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 |                         |           |
| <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 |           |

