



**JAMES
ANDERSON**

113 Mortlake High Street
Mortlake SW14
Guide Price £725,000



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A nicely presented and extended 'garden flat' that forms part of an attractive, period building neatly situated in Mortlake, within moments of the River Thames behind, and with a westerly facing rear aspect. This spacious property (over 900 sqft) is arranged to provide versatile accommodation over two floors, with two modern shower rooms, one on each floor. There is a fantastic, spacious, open plan kitchen/breakfast area, fitted with integrated appliances, stone work surfaces and an island, which then leads to a light and spacious living room, fitted with bespoke furniture, that opens out to the garden. The attractive rear garden is private and enclosed with a west-facing aspect. Barnes Bridge and Mortlake Stations are a short walk away, which offer a direct service to London Waterloo. The property is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local schools are also within easy reach. The property is available for sale with no onward chain.

















Mortlake High Street

Approximate Gross Internal Area = 908 sq ft / 84.3 sq m
(Including Reduced Headroom)

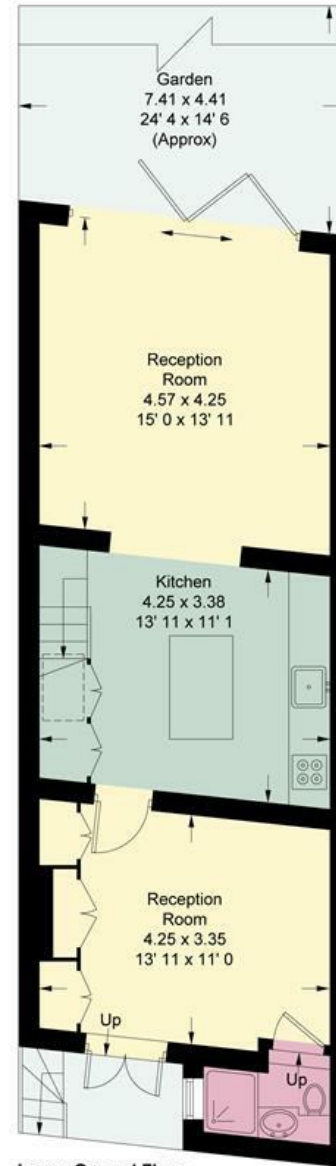
Reduced Headroom = 6 sq ft / 0.6 sq m



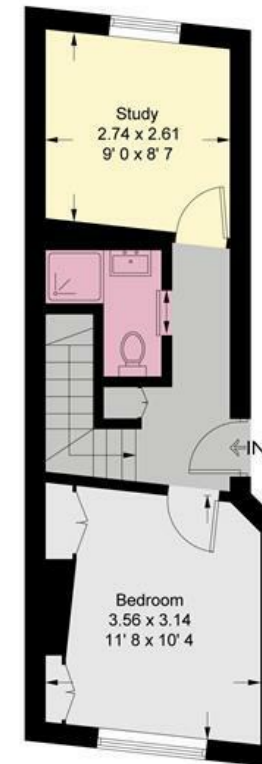
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 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor
588 sq ft / 54.6 sq m
(Including Reduced Headroom)



Raised Ground Floor
320 sq ft / 29.7 sq m



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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.





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