



JAMES  
ANDERSON



## FOR SALE

**£395,000**

### Mortlake High Street, Mortlake, SW14

A modern and well-presented apartment neatly situated close to the River Thames in Mortlake that is available for sale with no onward chain. The property is located on the top floor and has accommodation that is arranged to provide an entrance hall with space for a study area, a double bedroom, modern bathroom, with a lovely open-plan living space that incorporates a well-equipped kitchen breakfast area, with attractive stone work surfaces and integrated appliances. This property further benefits from a secure underground allocated parking space and is situated within close proximity to both Mortlake and Barnes Bridge Stations offering a quick and easy route to Central London. There are plenty of leisure opportunities nearby with the Thames River towpath just moments away, Richmond Park is within walking distance, Kew Gardens and various sports clubs. A number of the local primary schools are currently rated by Ofsted as 'Outstanding'.



One Double Bedroom



Modern Bathroom



Open-Plan Living Room



Modern Kitchen/Breakfast Area



EPC Rating C / Council Tax D / Leasehold



Barnes Bridge & Mortlake Stations



Excellent Local Schools



Close to River Thames



Secure Undercroft Parking



Modern Purpose Built Apartment



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

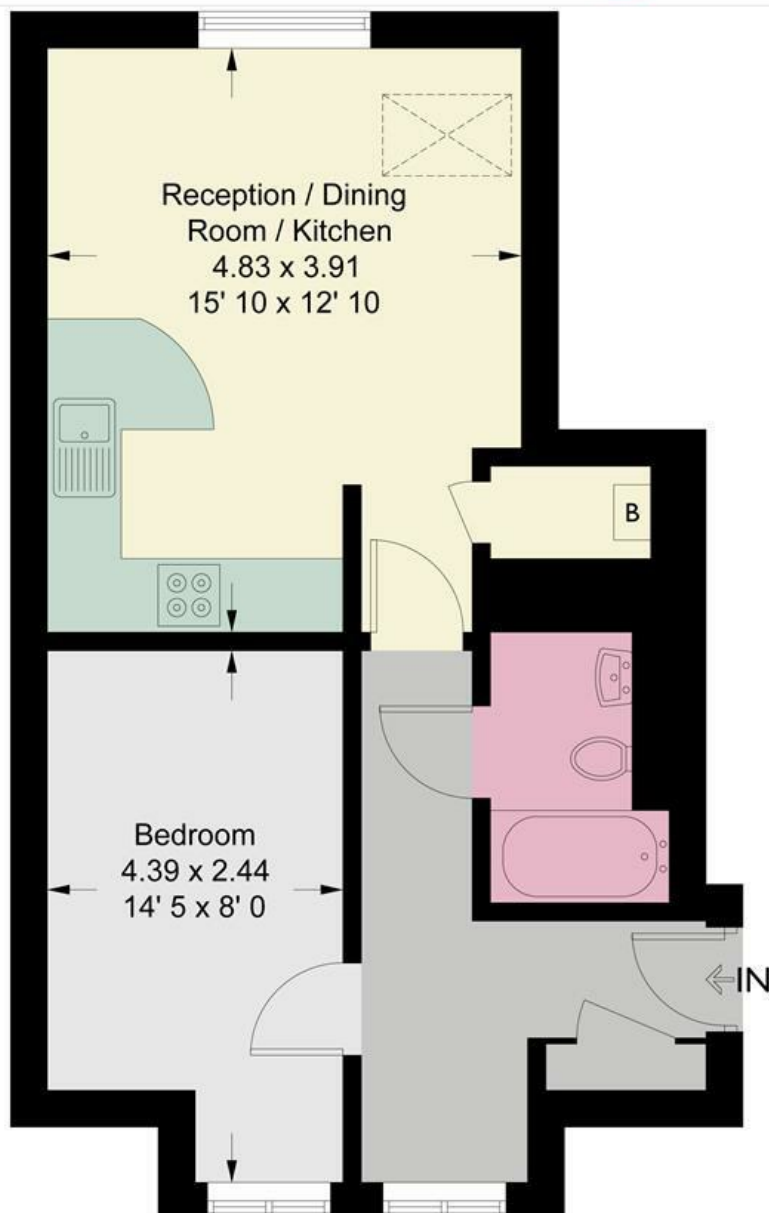
**020 8876 0100**

# Dukes Court

Approximate Gross Internal Area = 459 sq ft / 42.7 sq m



JAMES  
ANDERSON



## Second 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		77	77
(55-68) D			
(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 <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			
England & Wales		EU Directive 2002/91/EC	

