



JAMES
ANDERSON



FOR SALE

£475,000

Mortlake High Street, Mortlake, SW14

A spacious, purpose-built, split level apartment neatly situated close to local stations, shops and outstanding schools. This well-presented property is located on the second floor, and has modern accommodation over two floors which is arranged to provide three bedrooms and a modern bathroom on the upper floor, with a spacious living room and a modern kitchen/dining room on the lower floor. The property further benefits from double glazing, heating, and ample storage that includes a private shed on the ground floor. The property is within walking distance to some 'outstanding' local primary schools, whilst the renowned St. Pauls School, The Swedish School and The Harrodian School can be found in nearby Barnes. Mortlake station is also within walking distance and the River Thames is on the other side of the road. The property is available for sale with no onward chain.

88 Year Lease

£10 Ground Rent

Approx. £2853 Service Charge



Three Bedrooms



Bathroom



Bright Living Room



Modern Kitchen/Dining Room



EPC Rating D / Council Tax D / Leasehold



Mortlake & Barnes Bridge Stations



Outstanding Local Schools



Close to the River Thames



No Onward Chain

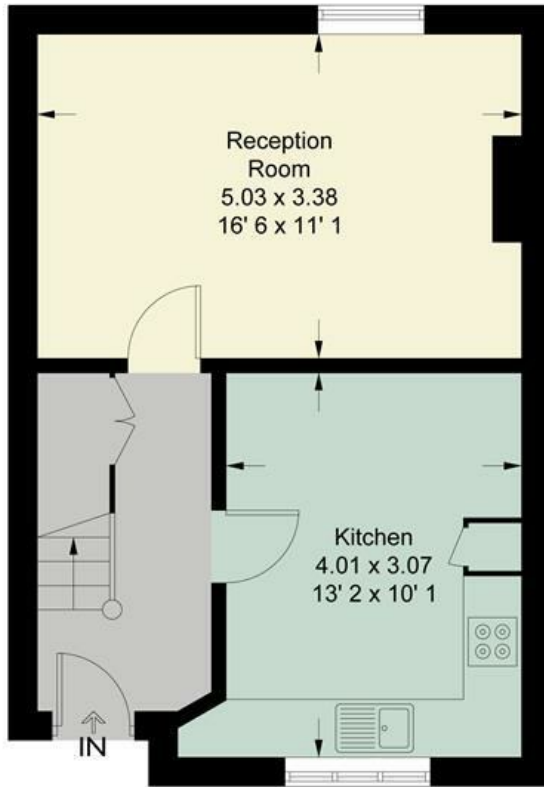


Purpose-Built Maisonette

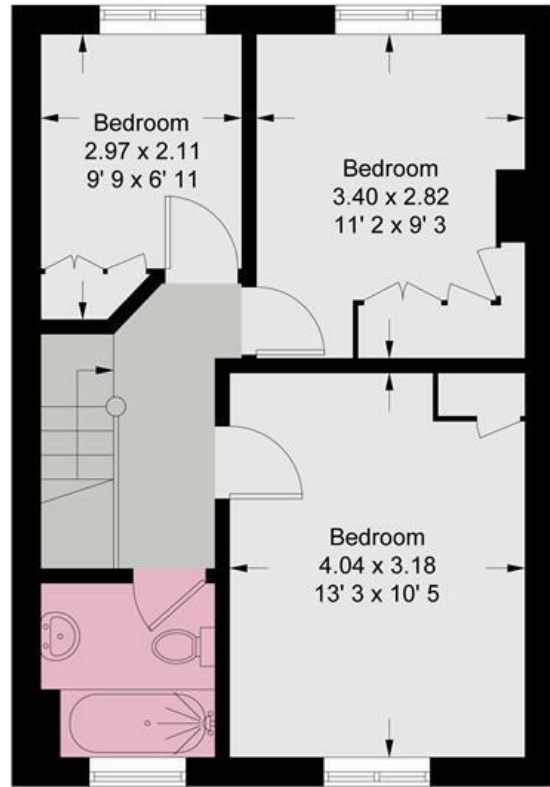


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Second Floor
409 sq ft / 38 sq m



Third Floor
415 sq ft / 38.6 sq m

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	68
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	

