



**JAMES  
ANDERSON**



## FOR SALE

**£425,000**

### Boatrace Court, Mortlake, SW14

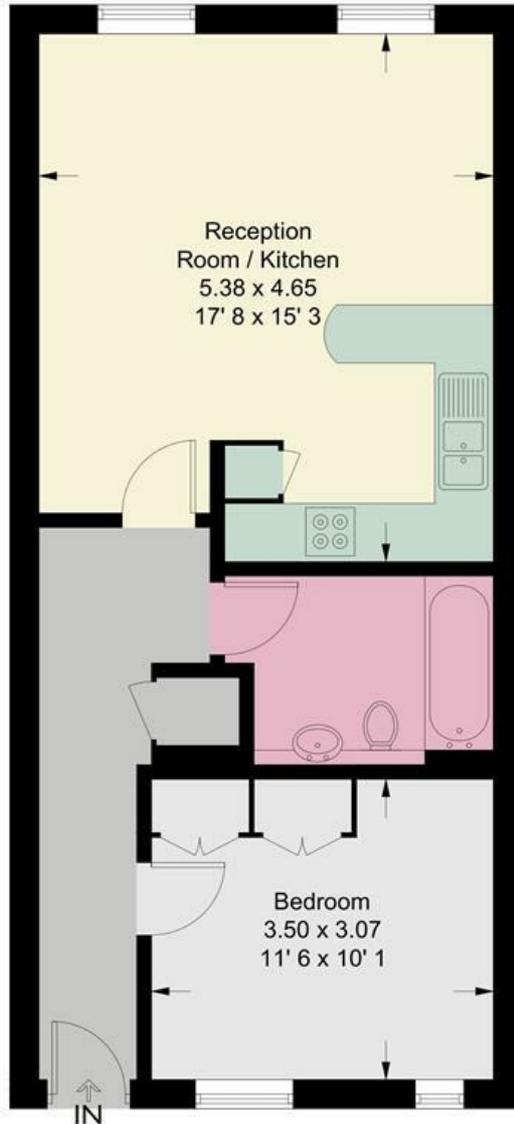
A modern and well-presented apartment neatly situated close to the River Thames in Mortlake that is available for sale with no onward chain. The property is located on the first floor and has accommodation that is arranged to provide an entrance hall with access to a spacious double bedroom with fitted wardrobes, a modern bathroom, with a lovely open-plan living/dining room that incorporates a well-equipped kitchen breakfast area, fitted with integrated appliances. This property further benefits from an 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
-  Spacious Open-Plan Living Area
-  Kitchen With Intergrated Appliances
-  EPC Rating D / Council Tax Band D / Leasehold
-  Mortlake & Barnes Bridge Stations
-  Outstanding Local Schools
-  River Thames
-  Off Street Parking
-  Modern Ground Floor Apartment



# Boatrace Court

Approximate Gross Internal Area = 541 sq ft / 50.3 sq m



First 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

