



**JAMES  
ANDERSON**



**FOR SALE**

**£850,000**

**Ashleigh Road, Mortlake, SW14**

A spacious modern upper maisonette neatly situated on a highly desirable road in Mortlake, close to the River Thames and excellent transport links. This modern property is nicely presented with accommodation over the first and second floors of this attractive period building, and has a private west-facing garden. There are three bedrooms in total, the principal bedroom being on the second floor with the benefit of a modern en-suite shower room and a Juliet balcony, with two further bedrooms on the first floor sharing a modern family bathroom. There is a lovely sitting room at the front, with attractive shutters, and an impressive re-fitted kitchen/dining room at the rear, fitted with integrated appliances, and has access down to the garden. The rear garden is private and enclosed with rear pedestrian access and a west-facing aspect. Barnes Bridge and Mortlake Stations are a short walk away, which offer a direct service to London Waterloo. Ashleigh Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local schools are also within easy reach.

-  Three Bedrooms
-  Modern Bathroom & En-Suite Shower Room
-  Spacious Light Reception Room
-  Contemporary Kitchen/Dining Room
-  EPC Rating C | Council Tax D | Leasehold
-  Near Mortlake & Barnes Bridge Stations
-  Outstanding Local Schools
-  Modern Decor Throughout
-  Private West-Facing Garden
-  Beautifully Presented



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

020 8876 0100

# Ashleigh Road

Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m  
 (Including Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 207 sq ft / 19.2 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			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

