



**JAMES  
ANDERSON**



## FOR SALE

**£295,000**

Mortlake High Street, London, SW14

An attractive mansion block apartment neatly situated on the Barnes/Mortlake borders, moments from the River Thames, local shops and Barnes Bridge station. This character ground floor apartment is flooded with natural light and is available for sale with no onward chain. The property is arranged to provide an open plan living area that incorporates a modern kitchen. There is a double bedroom that is a good size, plus there is a modern fitted bathroom, with a shower over the bath. There communal gardens at the rear, and the River Thames to the front of the apartment makes this an enviable location. The restaurants and pubs of White Hart Lane and Barnes Village are on the doorstep and Barnes Bridge station (25mins to Waterloo) is moments away. The property is in a popular location close to outstanding schools and conveniently placed for the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance.

-  One Bedroom
-  Bathroom
-  Open-Plan Living Space
-  Modern Kitchen
-  EPC Rating D | Council Tax C | Leasehold
-  Close to Barnes Bridge Station
-  Excellent Local Schools
-  Close To River Thames
-  No Onward Chain
-  Attractive Mansion Block Apartment

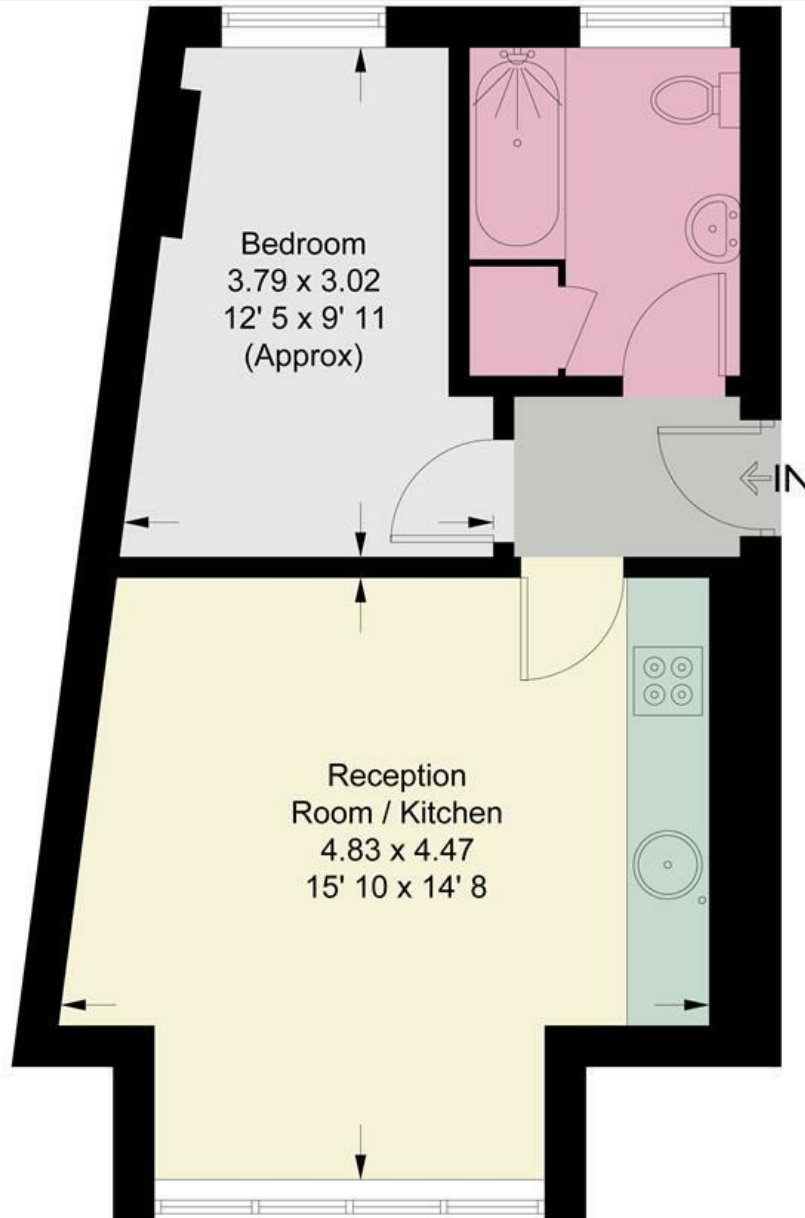


# Mortlake High Street

Approximate Gross Internal Area = 387 sq ft / 36 sq m



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## Ground 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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