



JAMES  
ANDERSON



## FOR SALE

**£350,000**

Mullins Path, Mortlake, SW14

A well presented, purpose-built maisonette neatly tucked away on a quiet road in Mortlake. The property is located on the ground floor and is arranged to provide; one double bedroom, a good size living room, modern fitted kitchen, a modern bathroom and ample storage. The property benefits from double glazing, gas heating and a particular feature is a private westerly facing rear garden that comes with the property. Excellent local amenities are available on both White Hart Lane and in Barnes village, and for the commuter Mortlake and Barnes Bridge stations are a short walk away. Close proximity of both the M3 and M4 motorways makes access to the South and West very easy.



One Bedroom



Bathroom



Living Room



Modern Kitchen



EPC Rating C | Council Tax C | Leasehold



Mortlake | Barnes Bridge Station



Excellent Local Schools



Private Westerly Facing Garden



No Onward Chain



Ground Floor Maisonette



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

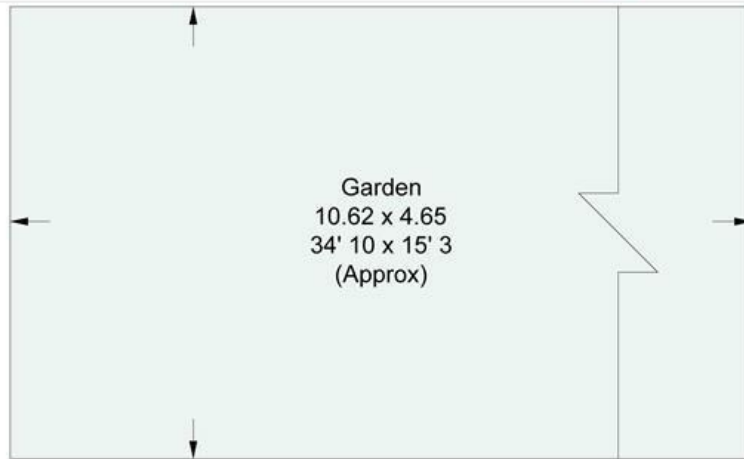
020 8876 0100

# Mortlake

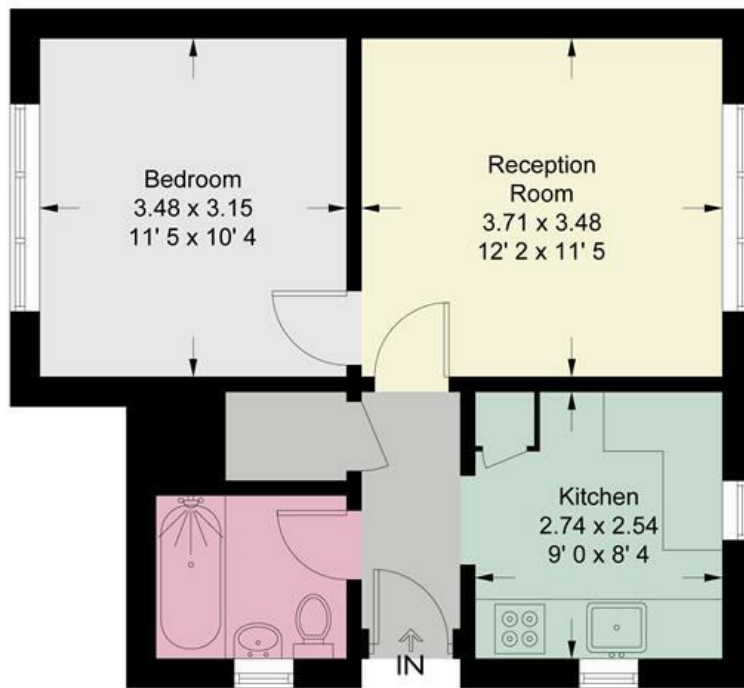
Approximate Gross Internal Area = 425 sq ft / 39.5 sq m



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(Not Shown In Actual Location / Orientation)



**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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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