



**JAMES
ANDERSON**



FOR SALE

£475,000

Mortlake High Street, Mortlake, SW14

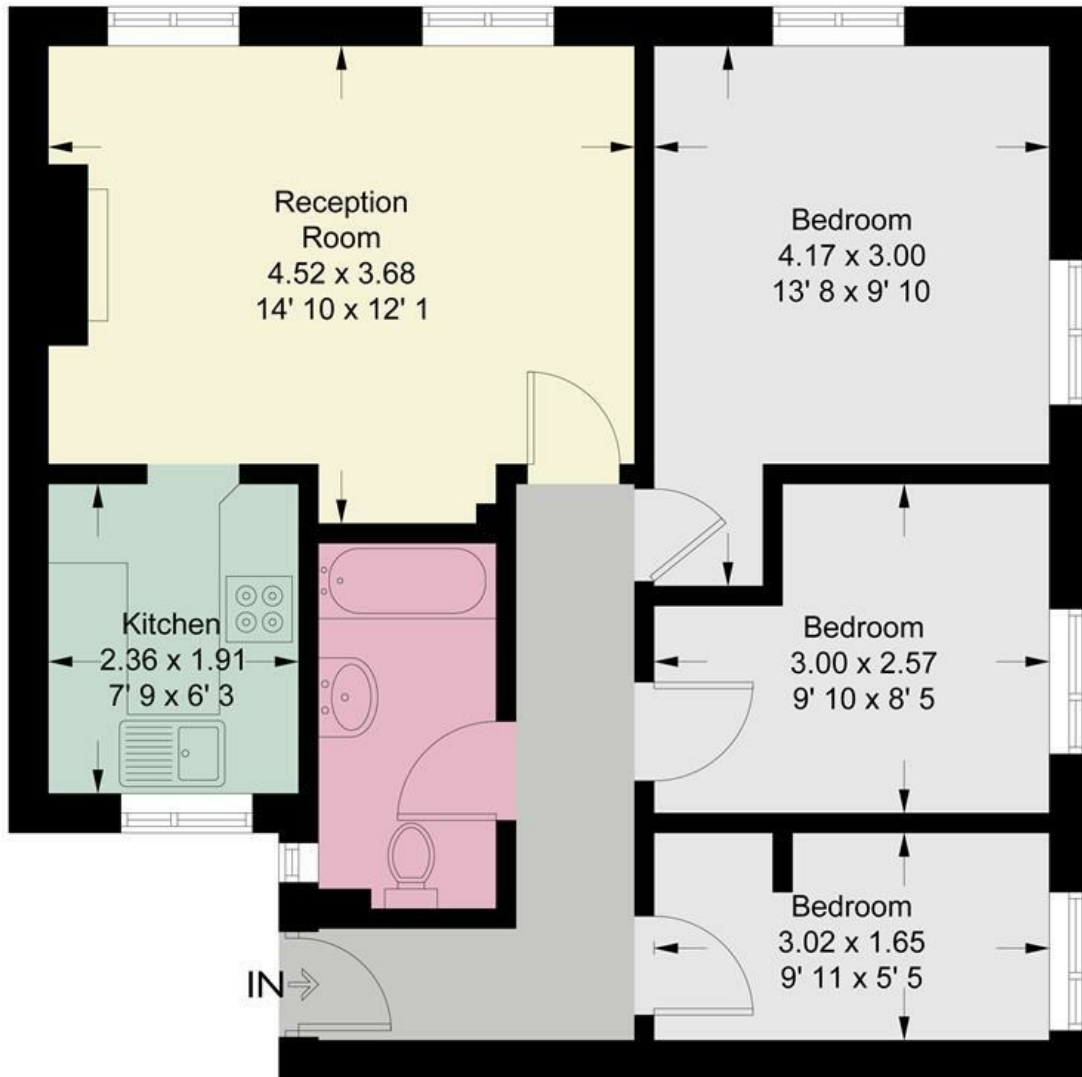
A charming purpose-built ground floor apartment neatly situated in Mortlake, within a short walk of Barnes Village and the River Thames. This property has been nicely modernised and is arranged to provide three bedrooms, a spacious living area and a stylish modern kitchen and bathroom. The apartment further benefits from recently upgraded double glazing, gas heating, and additional storage. The property is conveniently placed for local bus services, and is approximately 5-10 minutes walk to Barnes Bridge or Mortlake stations, which offer a regular service into London Waterloo. Local shopping facilities are available on White Hart Lane and Barnes village, with more comprehensive amenities of East Sheen being a short distance away. Outstanding schools are also within walking distance. The property would be ideal for a first time purchase, or a buy to let.

-  Three Bedrooms
-  Modern Bathroom
-  Spacious Reception Room
-  Modern Kitchen
-  EPC Rating D | Council Tax D | Leasehold
-  Mortlake | Barnes Bridge Station
-  Outstanding Local Schools
-  Immaculate Condition
-  Ideal First Time Purchase or Buy To Let
-  Purpose-Built Ground Floor Apartment



Ripley House

Approximate Gross Internal Area = 596 sq ft / 55.4 sq m



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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

