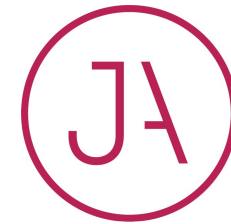




**JAMES
ANDERSON**

61-69 Mortlake High Street
Mortlake SW14
£700,000



61-69 Mortlake High Street Mortlake SW14

A modern, riverside, duplex apartment in Mortlake, with stunning views up and down the River Thames. The property has spacious accommodation over two floors which is arranged to provide two spacious double bedrooms, and two modern shower/bathrooms, the principal bedroom having the benefit of an en-suite shower room, and a large mezzanine storage area, and views over the river. The lower floor comprises modern kitchen with integrated appliances, and a large living/dining area that has a balcony and offers superb views of the river. The property further benefits from a security entry system and an allocated parking space under the building, along with a useful storage cage for additional storage.

This apartment is available for sale with no onward chain. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, and Ibstock Place School, with some outstanding state primary schools within walking distance, along with a 2 minute walk to Mortlake station, which gets you to Waterloo in 22 mins and Barnes Bridge station only an 8-10 minute walk away.



WINDY HILL
1875













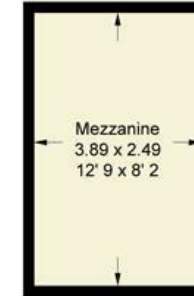


Boatrace Court

Approximate Gross Internal Area = 1241 sq ft / 115.4 sq m
(Including Reduced Headroom)
Reduced Headroom = 97 sq ft / 9 sq m

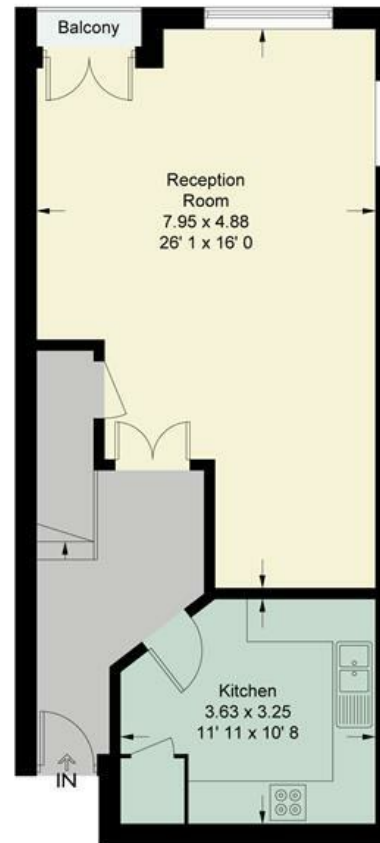


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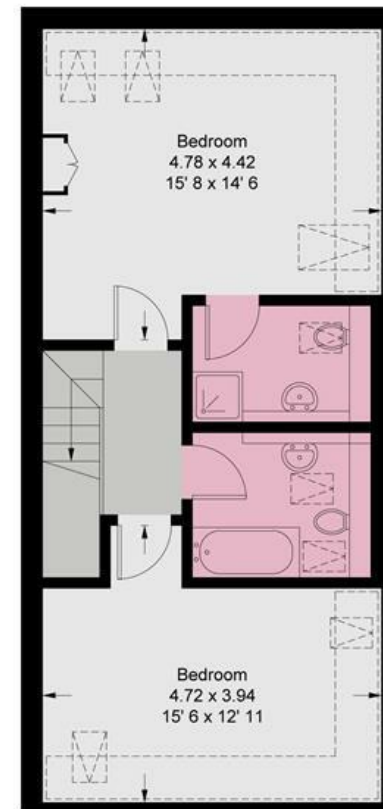


Mezzanine
103 sq ft / 9.6 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
567 sq ft / 52.7 sq m



Third Floor
571 sq ft / 53.1 sq m
(Including Reduced Headroom)



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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.





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