



JAMES  
ANDERSON



## FOR SALE

**£385,000**

### Ashleigh House, London, SW14

A well-presented, second (top) floor, purpose built apartment neatly located directly opposite the River Thames and is available for sale with no onward chain. The accommodation is arranged to provide two bedrooms, a spacious reception/dining room, fitted kitchen, a modern bathroom and ample storage, both in the apartment, and including a bike shed/store on the ground floor. Ashleigh House is conveniently placed for local bus services and is approximately 5-10 minutes away from Barnes Bridge or Mortlake stations which offer a regular service into London Waterloo in under 25 minutes. 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 local schools are also within walking distance.



Two Bedrooms



Family Bathroom



Generous Reception Room with Feature Fireplace



Separate Kitchen



EPC Rating C | Council Tax C | Leasehold



Mortlake & Barnes Bridge Station



Excellent Selection of Nearby Schools



Close to White Hart Lane



Moments From The River Thames (Opposite)

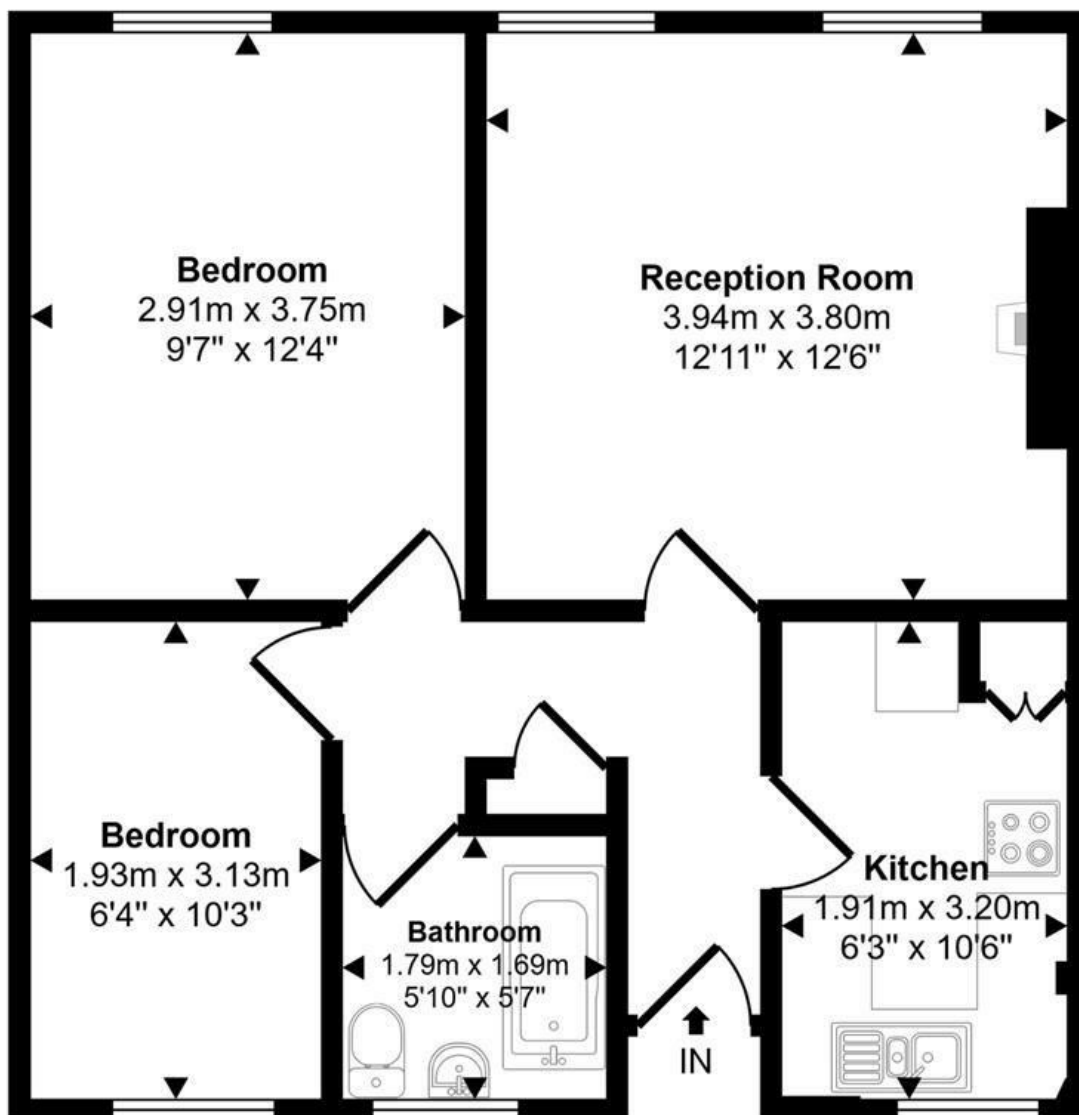


Communal Court Yard with Private Shed Storage



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

**020 8876 0100**



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 |                                                                                                             |           |
|                                             | 72                                                                                                          | 78        |
| <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 |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

