



**JAMES  
ANDERSON**



## FOR SALE

**£600,000**

Cowley Road, Mortlake, SW14

Offers In Excess Of

Available for sale with no onward chain is this attractive, period maisonette located approximately half way along the highly desirable Cowley Road in Mortlake. A light, spacious and beautifully presented property that occupies the ground floor and is arranged to provide two bedrooms, a light and open sitting room with attractive fireplace, a modern kitchen, which has access out to the garden, plus there is a modern, stylish bathroom with a separate shower cubicle. The rear garden is mostly paved with rear pedestrian access. The rear garden is partly private to the ground floor property, and partly shared with the neighbour upstairs. The lease plan is available on request. For the commuter, Barnes Bridge and Mortlake stations are a short walk away which offers a direct service to London Waterloo. Cowley Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being within easy reach. Outstanding local schools are also within walking distance. Leasehold details available on request.

-  Two Bedrooms
-  Stylish Modern Bathroom
-  Spacious Open Sitting Room
-  Modern Kitchen
-  EPC Rating D
-  Barnes Bridge/Mortlake Stations
-  Outstanding Local Schools
-  Rear Garden
-  No Onward Chain
-  Attractive Period Maisonette



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

020 8876 0100



### Cowley Road

Approximate Gross Internal Area = 735 sq ft / 68.3 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 740 sq ft / 68.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

