



JAMES  
ANDERSON



## FOR SALE

**£735,000**

James Terrace, Mortlake, SW14

Asking Price

Characterful cottage located within a quiet, tucked away part of Mortlake, but within easy access to local shops and amenities, and a short walk from Mortlake Station. The property comprises entrance hall leading through to an open living/dining area with wooden floors, a fitted kitchen that leads through to a downstairs cloakroom and spacious conservatory with doors opening out to the rear garden. Upstairs, there is a large double bedroom with plenty of built in storage, a second smaller bedroom and a modern shower room. The loft has also been converted to provide a perfect office space with additional eaves storage. The rear garden is enclosed and has a southerly aspect. This cottage has an abundance of character, whilst having potential to extend at the rear, subject to usual consents. The property is close to outstanding schools and conveniently placed for the shops and amenities of White Hart Lane, East Sheen and Barnes Village. Mortlake and Barnes Bridge stations are both within walking distance.

-  Two Bedrooms Plus Loft Area
-  Shower Room & Cloakroom
-  Double Reception Room
-  Fitted Kitchen
-  EPC Rating E / Council Tax E / Freehold
-  Mortlake Station
-  Outstanding Local Schools
-  No Onward Chain
-  Converted Loft Area
-  Character Cottage

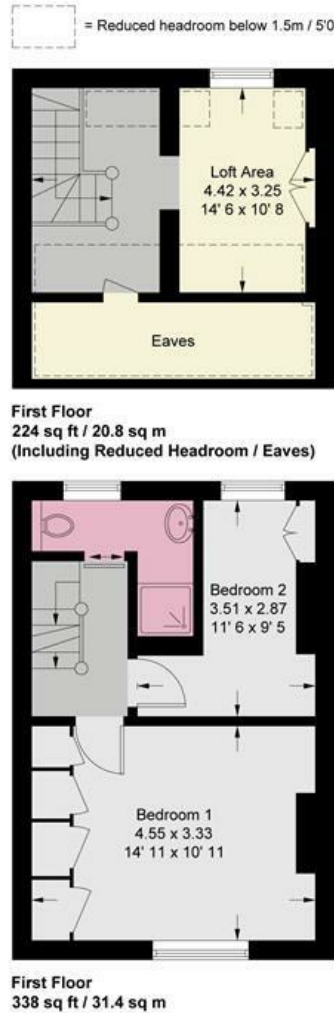


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020 8876 0100

# James Terrace

Approximate Gross Internal Area = 983 sq ft / 91.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m  
 Shed = 34 sq ft / 3.1 sq m  
 Total = 1128 sq ft / 104.7 sq m



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		56	69
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D		48	60
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

