



JAMES  
ANDERSON



## FOR SALE

**£700,000**

Langdon Place, London, SW14

A three-bedroom family house with off-street parking located in a quiet cul-de-sac just moments from Mortlake station. The property offers more than 1,000 sqft of accommodation arranged to provide entrance porch with a separate w/c, reception room with feature fireplace, separate kitchen, dining room and conservatory. The first floor includes three good sized bedrooms, one family bathroom and access to a large loft. Outside, the property boasts off street parking to the front and a large garden with access out to Rosemary Lane at the rear. The property will be sold with no onward chain and there is potential to extend accommodation further subject to the usual local authority consents. Viewing is highly recommended.



Three Bedrooms



One Bathroom



One Reception Room



Kitchen With Potential To Extend



Freehold | EPC D | Council Tax D



Short Walk To Mortlake Station (Zone 3)



Thomson House Primary School



Cul-De-Sac Location



No Onward Chain



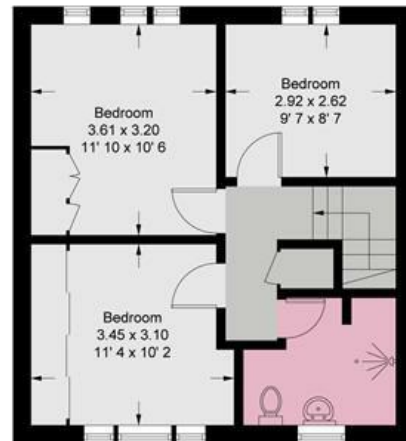
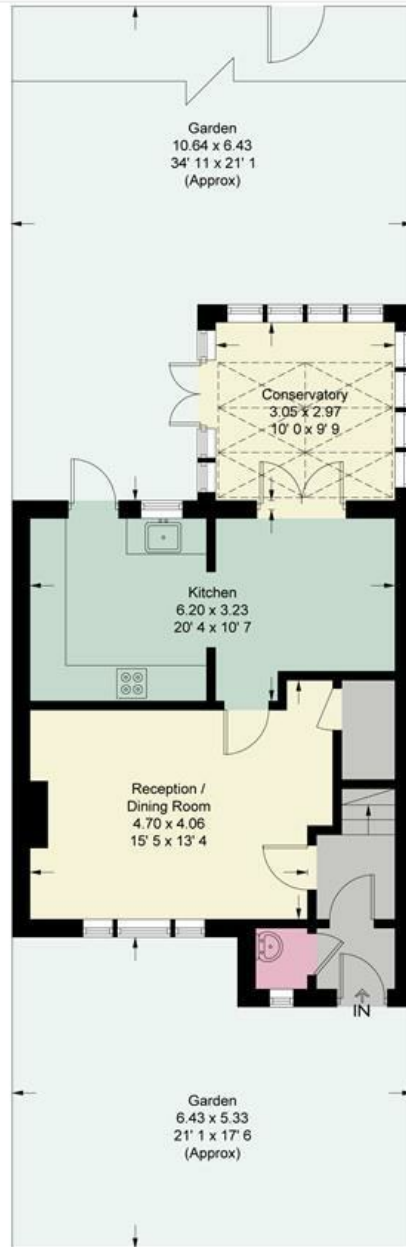
Off Street Parking



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

020 8876 6611





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) <b>A</b>			<b>81</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			
<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>			
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