



**JAMES
ANDERSON**



FOR SALE

£400,000

Mortlake High Street, Mortlake, SW14

Offers In Excess Of

A well-presented, first floor, purpose built apartment directly opposite the River Thames, that is arranged to provide two double bedrooms, a spacious reception/dining room, modern 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. The property is available for sale with no onward chain.



Two Double Bedrooms



Modern Bathroom



Light & Spacious Living/Dining Room



Modern Kitchen Fitted In 2020



EPC Rating C / Council Tax C / Leasehold Over 106 Years Remaining



Barnes Bridge/Mortlake Station



Outstanding Local Schools



Close To River Thames



No Onward Chain

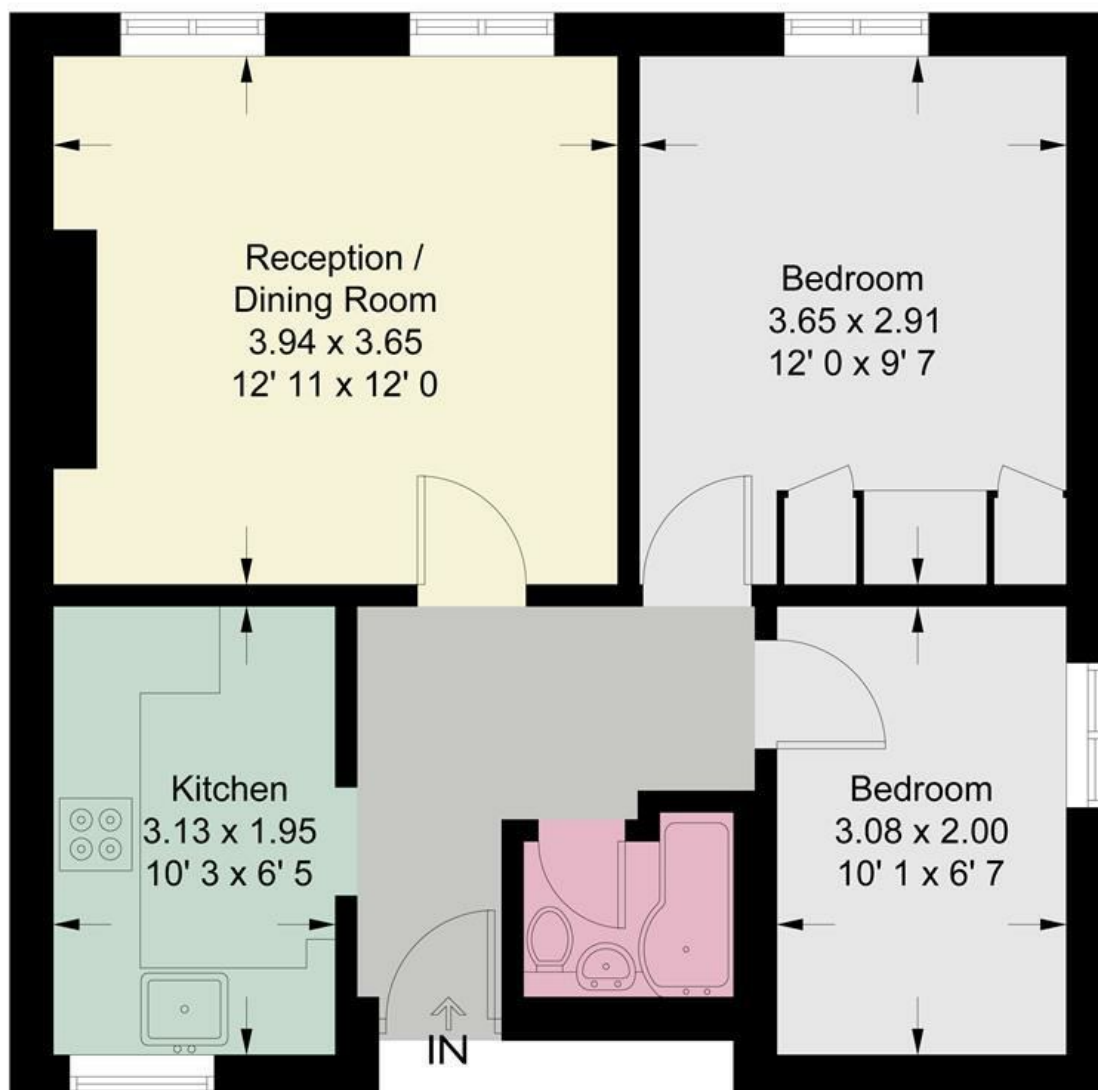


Purpose Built Apartment



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

020 8876 0100



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	73	80

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

