



**JAMES
ANDERSON**











FOR SALE

£700,000

Mortlake High Street, Mortlake, SW14

Attractive, mansion block apartment neatly situated for local shops and amenities, transport links and outstanding schools. This surprisingly spacious (approx 918 sq ft) three bedroom, first floor property, is located in the sought-after Cowley Mansions building, just moments away from the River Thames. The property is arranged to provide a large living room with attractive fireplace, spacious 'L shaped' modern kitchen/dining area, three bedrooms and a modern family bathroom. There is access from the kitchen down to a shared garden at the rear. The property is a short walk to the local shops and amenities of White Hart Lane and Barnes Bridge Station. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Mary Magdalen's (RC) and Barnes Primary School.

-  Three Bedrooms
-  Modern Bathroom
-  Spacious Sitting Room
-  Large Modern Kitchen/Dining Room
-  EPC Rating C / Council Tax E / Leasehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Close To Local Shops & Amenities
-  Communal Residents Garden
-  Attractive Mansion Building Apartment

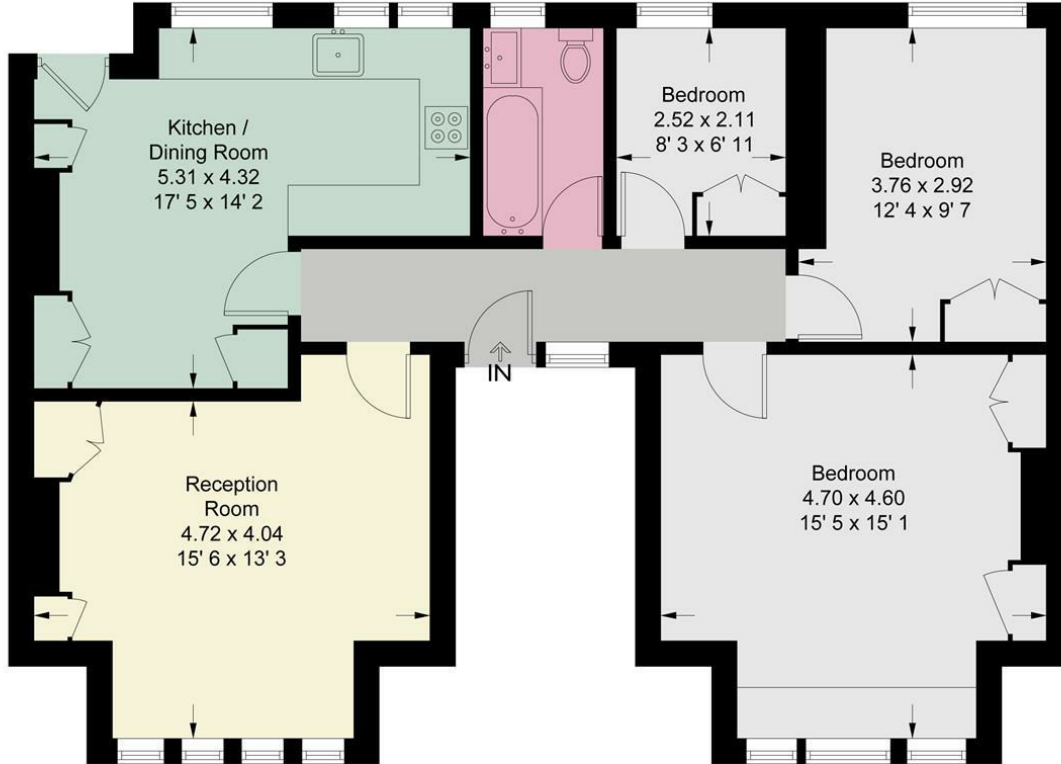


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Cowley Mansions

Approximate Gross Internal Area = 918 sq ft / 85.3 sq m



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	85

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

