



**JAMES
ANDERSON**



FOR SALE

£395,000

Huntingdon Court, East Sheen, SW14

A bright and spacious second floor two double bedroom apartment conveniently located next to Mortlake Station. The accommodation comprises of large reception room, two double bedrooms, kitchen and one family bathroom. Throughout the property there is ample storage and a useful store on the ground floor which is ideal for buggies and bikes. Huntingdon Court is literally a stones' throw from Mortlake Station and is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are excellent schools in the immediate vicinity. The property will be sold with no onward chain and viewing is highly recommended.

Lease Remaining: 125 years from May 1982 (vendor will consider extending as part of sale)

Service Charge: £1,017 (2022/23)

Ground Rent: £10 per year



Two Double Bedrooms



One Bathroom



South Facing Reception Room



Kitchen With Appliances



Leasehold | EPC C | Council Tax D



Mortlake Station (Zone 3)



Thomson House Primary School



Central Location



In Excess Of 650 Sqft



No Onward Chain



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

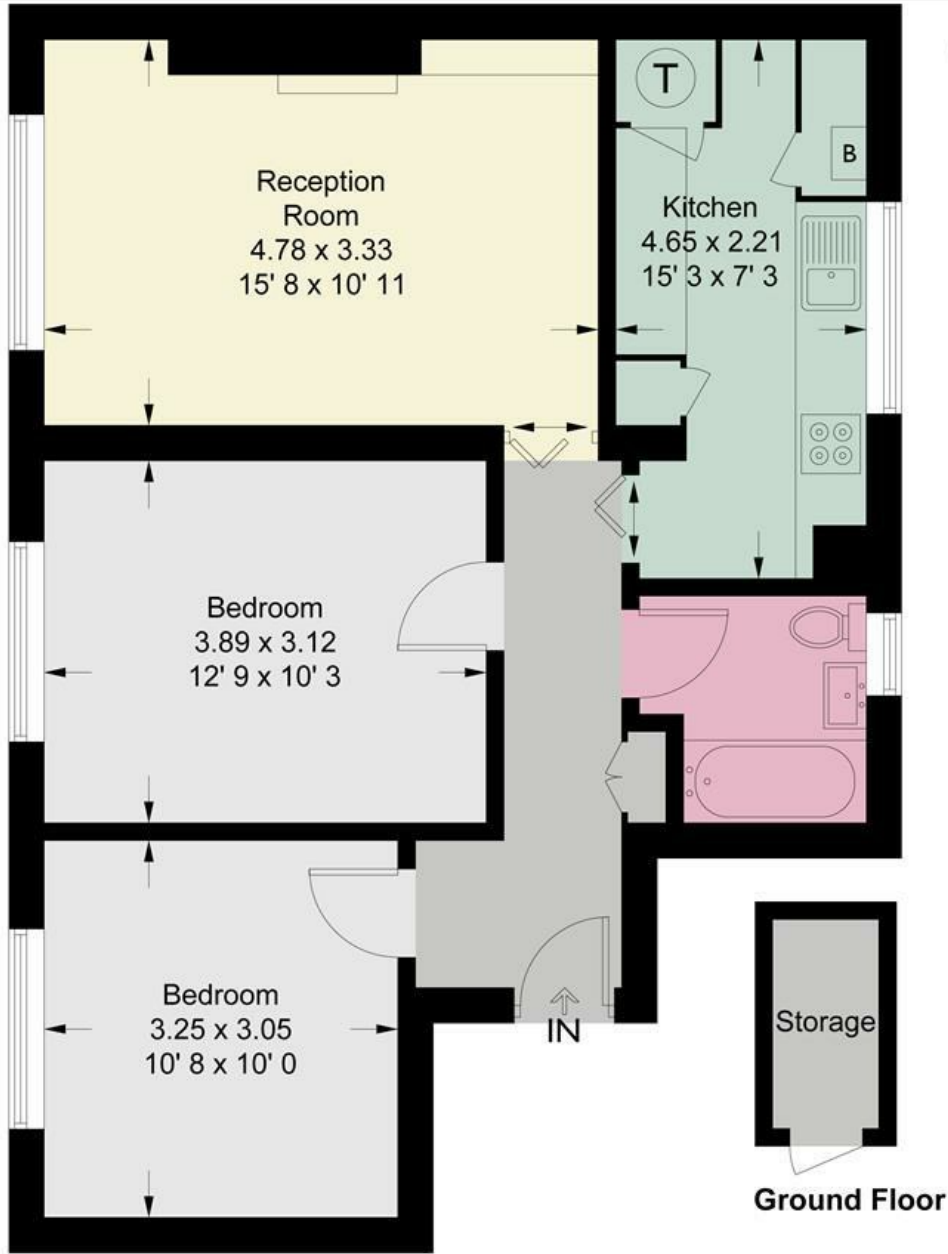
020 8876 6611

Huntingdon Court

Approximate Gross Internal Area = 658 sq ft / 61.1 sq m
 Storage = 18 sq ft / 1.7 sq m
 Total = 676 sq ft / 62.8 sq m



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Second 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 | | | |
| | | 70 | 81 |
| England & Wales | EU Directive 2002/91/EC | | |

| 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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 69 | 84 |
| England & Wales | EU Directive 2002/91/EC | | |

