



**JAMES
ANDERSON**



FOR SALE




£350,000






Wadham Mews, Mortlake, SW14

ONE BEDROOM - PARKING - BALCONY - LIFT

A stunning purpose-built apartment situated within a prestigious residential development. The bright and spacious design successfully combines a contemporary and modern lifestyle finish which would suit any professional or a discerning buyer wanting a marvellous pied-a-terre. The property is ideally located for Mortlake Station providing direct access to Central London whilst the extensive shopping and leisure amenities of both East Sheen and Richmond including numerous boutique shops, restaurants, bars, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 1.2 miles away. The second-floor apartment comprises an entrance hall, a spacious reception room with an open plan fully fitted kitchen and door leading to a south facing private balcony, a large double bedroom with built in wardrobes and a modern bathroom suite. Outside - there are well maintained communal grounds, residents allocated off street parking and a resident's security coded bicycle storage lock up.

Lease remaining: 112 years
Service charge: ASK AGENT
Ground rent: ASK AGENT

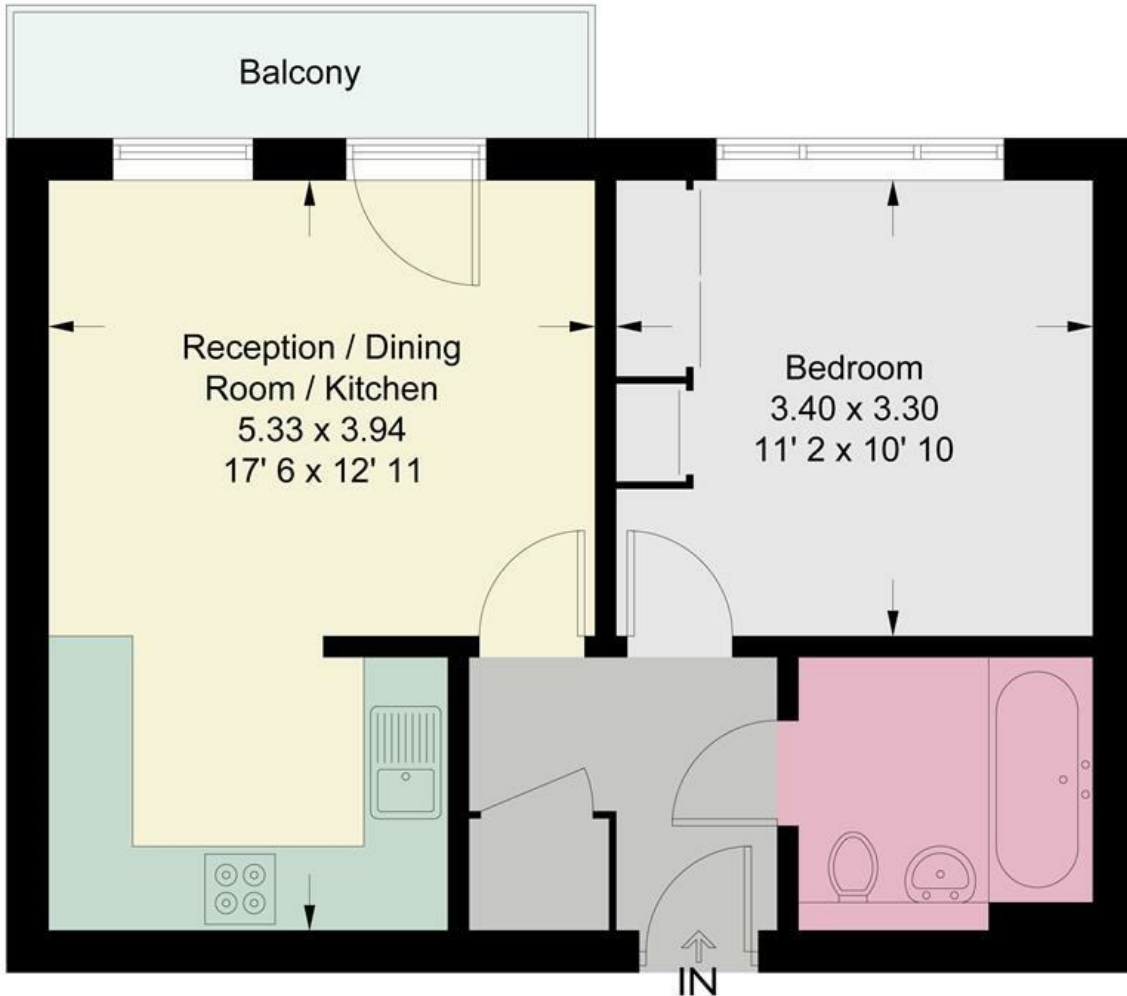
-  One Bedroom
-  One Modern Bathroom
-  Open Plan Living
-  Fully Integrated Kitchen
-  Leasehold | EPC C | Council Tax D

-  Mortlake Station (Zone 3)
-  Excellent Local Schools
-  Private Residential Development
-  Off Street Parking
-  South Facing Balcony



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

020 8876 6611



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			
England & Wales	EU Directive 2002/91/EC	81	81

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			
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