



**JAMES
ANDERSON**



FOR SALE

£475,000

Wadham Mews, London, SW14

This gorgeous modern apartment boasts kitchen with granite worktops and integrated appliances, open plan to a good size reception with wooden flooring and full of natural light. Both bedrooms have built in wardrobe storage and the principal bedroom has its own ensuite walk in shower room and access to a private balcony. The property offers a second fully tiled bathroom with bathtub, additional internal storage, lift access and a security coded bicycle lock up. Wadham Mews is located close to Mortlake Station (23 mins to Waterloo), the River Thames and both East Sheen and Richmond Town Centres with good access to local shops, restaurants and supermarkets. Added benefits include inclusive heating, hot water, a dedicated parking space and the property is sold with no onward chain.

Lease remaining: ASK AGENT

Service charge: ASK AGENT

Ground rent: ASK AGENT



Two Double Bedrooms



Two Modern Bathrooms



Open Plan Living Room



Fully Integrated Kitchen



Leasehold | EPC B | Council Tax E



Mortlake Station (zone 3)



Thomson House Primary School



Private Residential Development



Allocated Off Street Parking



Balcony and Lift Access

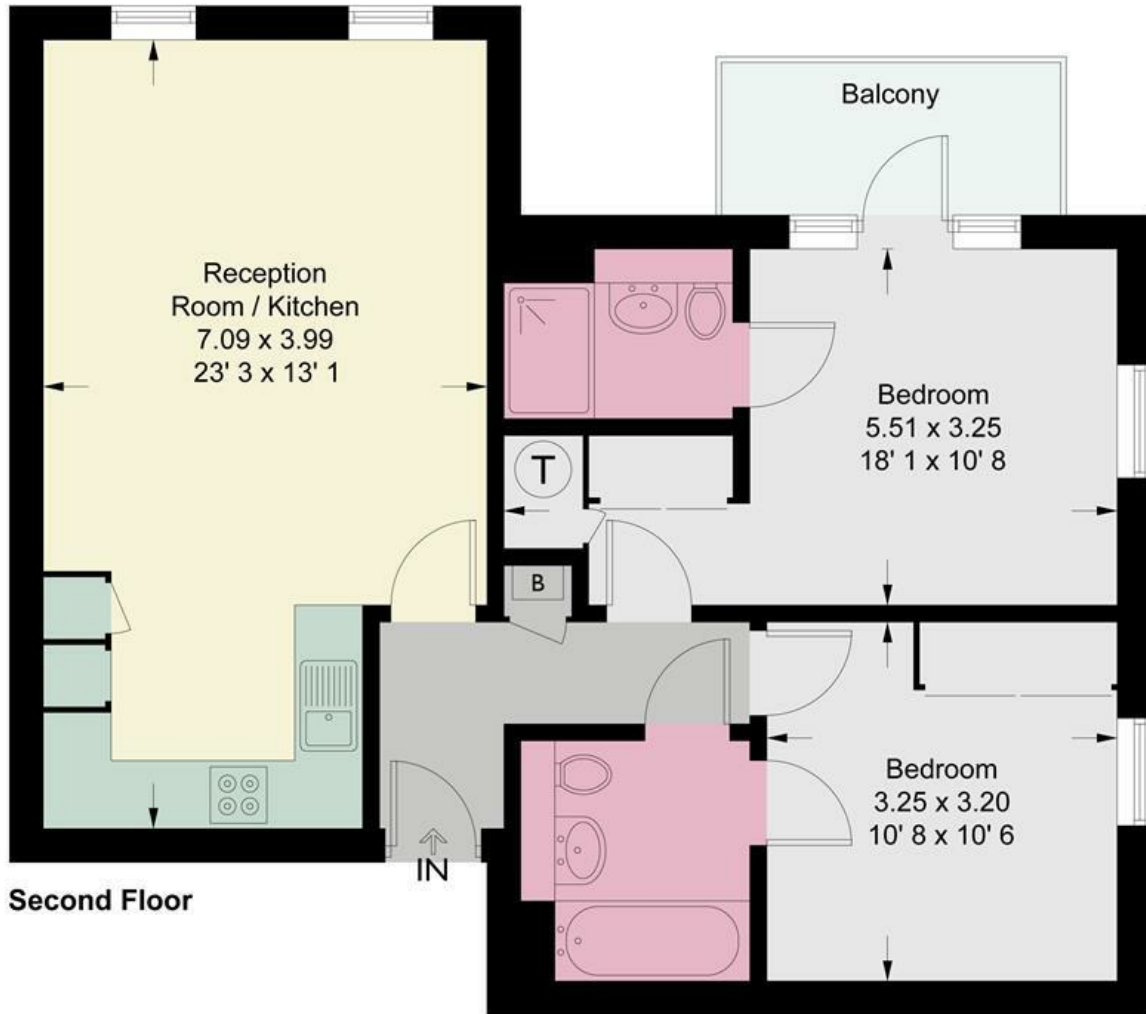


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Churchill Court

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m



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	

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		
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