



**JAMES
ANDERSON**



FOR SALE

£400,000

Dovecote Gardens, Mortlake, SW14

Offers In Excess Of

A well-presented, modern, purpose built apartment neatly situated on a desirable road in Mortlake. This spacious property (approx 500 sq ft) is located on the ground floor and is arranged to provide a double bedroom with fitted wardrobes, modern shower room, sitting/dining room, and a recently fitted kitchen with stylish worktops, units and integrated appliances. There is an allocated parking space to the rear of the building, along with bike/bin stores. Dovecote Gardens is conveniently placed for the shops and amenities of Sheen Lane and White Hart Lane, with Mortlake and Barnes Bridge stations both within a short walk. The property is surrounded by a number of outstanding primary schools. Local bus services are also available providing access into Putney and Richmond with there comprehensive transport network.



Double Bedroom



Modern Shower Room



Stylish Kitchen



Sitting/Dining Room



EPC Rating C / Council Tax D / Leasehold



Mortlake/Barnes Stations



Outstanding Local Schools



Popular Residential Location



Allocated Parking Space



Modern Ground Floor Apartment

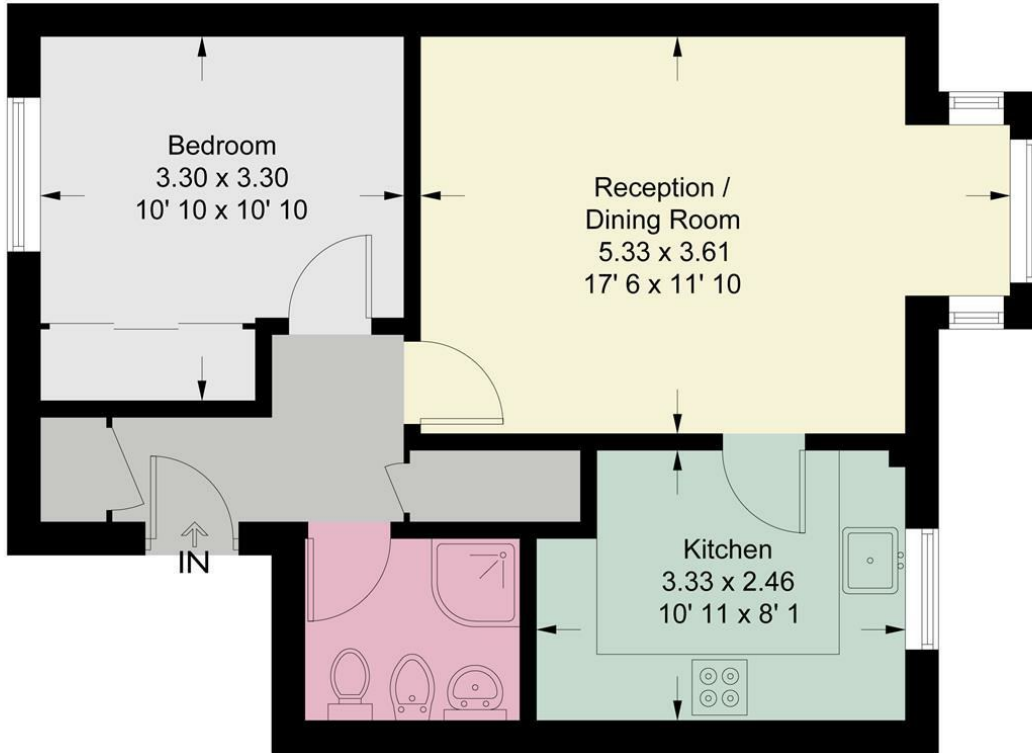


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Dovecote Gardens

Approximate Gross Internal Area = 499 sq ft / 46.4 sq m



Ground 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	

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>		
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