



**JAMES
ANDERSON**



FOR SALE

£500,000

Alder Road, Mortlake, SW14

Guide Price

A period, first floor maisonette neatly situated on a highly desirable road in Mortlake, just a few minutes walk to the station. The property is in need of complete renovation, but offers huge potential to bring back to its former glory, and is available for sale with no onward chain. The property is currently arranged to provide two bedrooms, a sitting room, dining room, with a kitchen and bathroom at the rear. There is access down to an enclosed garden area that is currently shared with the neighbour downstairs, but could be divided to create two private gardens. There is also potential to convert the loft, subject to the usual consents. The property will have a new 999 lease. A number of outstanding primary schools are within walking distance. Local bus services are also available providing access into Putney and Richmond with its comprehensive transport network



Two Bedrooms



Bathroom



Kitchen



Sitting Room & Dining Room



EPC Rating D / Council Tax D / Leasehold



Mortlake Station



Outstanding Local Schools



Needs Complete Renovation - No Chain



Rear Garden



Period First Floor Maisoette



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

020 8876 0100

Alder Road

Approximate Gross Internal Area = 789 sq ft / 73.3 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
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	61	65

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			
England & Wales	EU Directive 2002/91/EC		

