



**JAMES  
ANDERSON**



# FOR SALE

# £750,000

Kingsway, London, SW14

\*FIRST FLOOR MAISONETTE - 1,300 SQft - PRIVATE SOUTH FACING GARDEN - SHARE OF FREEHOLD - 3 BEDROOMS\*

A well presented split level three-bedroom, loft converted Edwardian maisonette with a south facing private garden. Presented in good decorative order throughout the property comprises front door with hallway and stairs up to the first floor landing, a modern refitted kitchen/breakfast room with stairs leading down to the rear garden and utility space, a large bay fronted living room, two bedrooms and a large family bathroom. The top floor offers a principal double bedroom with eaves storage space and an en-suite shower room. The rear garden is south facing and benefits from useful rear access. Kingsway is ideally located within easy reach of the popular High Street of East Sheen with its numerous excellent shops and coffee bars. Mortlake mainline railway station is a short walk away providing direct access into Central London.

-  Three Bedrooms
-  Close To Mortlake Station
-  Two Bathrooms
-  Excellent Local Schools Nearby
-  One Reception Room
-  Pretty Tree Lined Road
-  Bright Kitchen / Dining Space
-  Private South Facing Garden
-  Share Of Freehold | EPC E | Council Tax Band D
-  Close To 1,300 Sqft



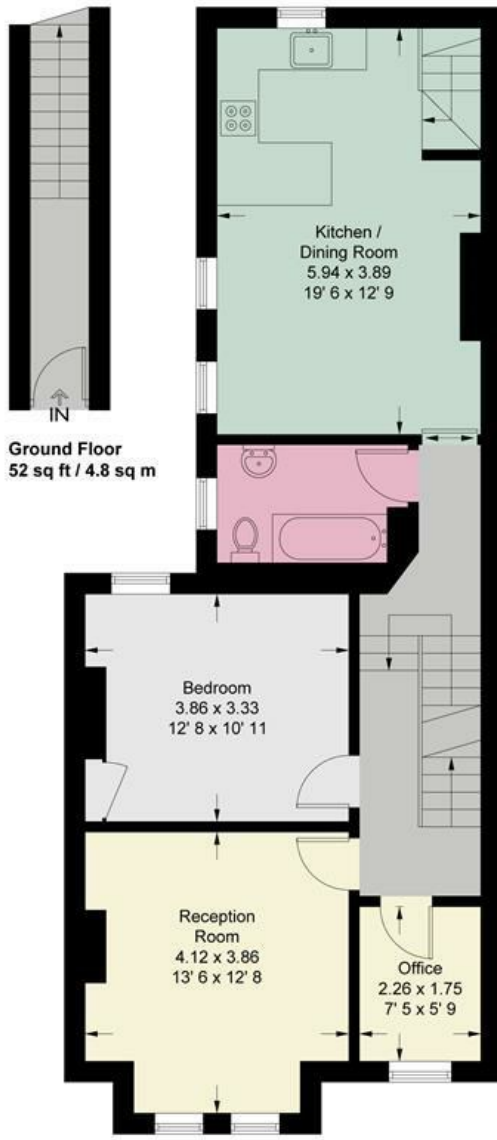
# Kingsway

Approximate Gross Internal Area = 1144 sq ft / 106.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 158 sq ft / 14.7 sq m  
 Total = 1302 sq ft / 121 sq m



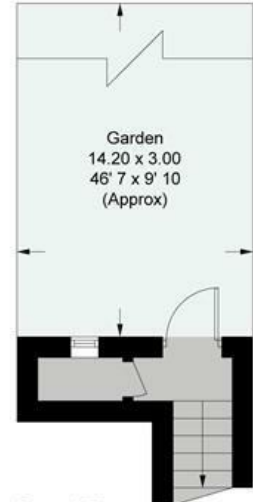
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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
52 sq ft / 4.8 sq m

**First Floor**  
790 sq ft / 73.4 sq m



**Ground Floor**  
34 sq ft / 3.2 sq m



**Second Floor**  
426 sq ft / 39.6 sq m  
(Including Reduced Headroom / Eaves)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>46</b>	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

