



**JAMES  
ANDERSON**



## FOR SALE

**£380,000**

Mortlake High Street, London, SW14

Asking Price

James Anderson are now in receipt of an offer for the sum of £380,000 for 10 Kindell House, Mortlake High Street, Mortlake, London, SW14 8HG.

Anyone wishing to place an offer on the property should contact Tim Branston at James Anderson Estate Agents, 64 Barnes High Street, London, SW13 9LD or call on 020 8487 9092 prior to exchange of contracts.

A purpose built, ground floor apartment neatly situated in Mortlake, just moments from the River Thames. The property is arranged to provide two double bedrooms, a spacious reception/dining room, modern kitchen, bathroom, and ample storage, including a bike shed/store on the ground floor. Kindell House is conveniently placed for local bus services and is approximately 5-10 minutes away from Barnes Bridge, or Mortlake stations, which offer a regular service into London Waterloo in under 25 minutes. Local shopping facilities are available on White Hart Lane and Barnes village, with the more comprehensive amenities of East Sheen being a short distance away. Outstanding local schools are also within walking distance. The property is available for sale with no onward chain.



Two Double Bedrooms



Bathroom



Light & Spacious Living/Dining Room



Modern Kitchen



EPC Rating D / Council Tax C / Leasehold



Barnes Bridge/Mortlake Station



Outstanding Local Schools



Close To River Thames



No Onward Chain

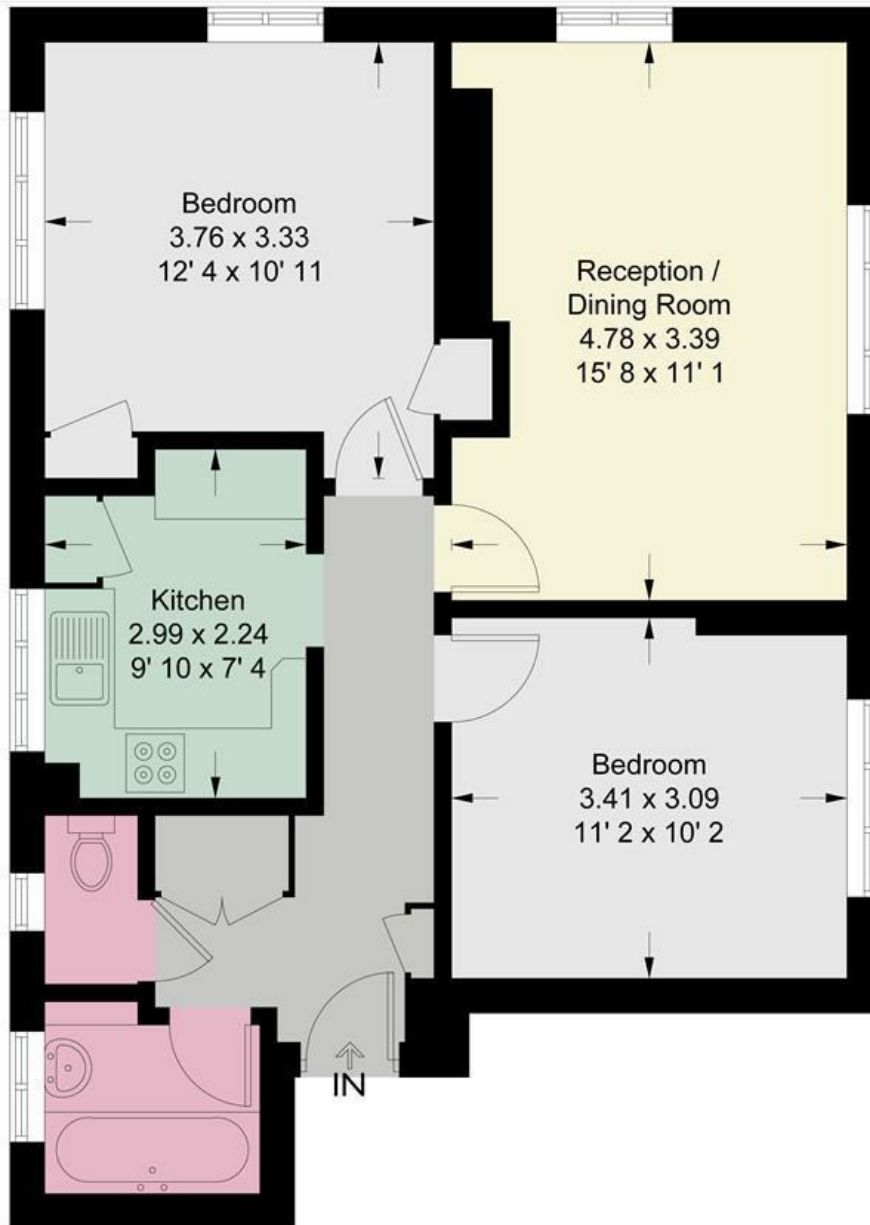


Purpose Built Ground Floor Apartment



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

020 8876 0100



## 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) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	59	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

