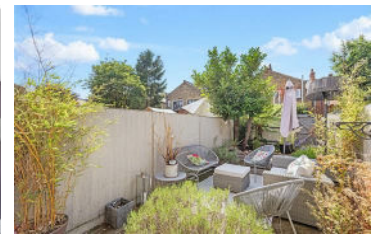




**JAMES
ANDERSON**




FOR SALE

£825,000

Ashleigh Road, Mortlake, SW14

Asking Price

An impressive upper maisonette neatly situated in a highly desirable road in Mortlake, close to the River Thames. This fabulous property has been modernised in recent years to create a stylish home with a private west facing rear garden. The property has spacious accommodation over the first and second floors, and is located at the end of a terrace of attractive period maisonettes. There are three bedrooms in total, the principal bedroom benefitting from useful fitted wardrobes/storage, and a stylish en-suite shower room. The family bathroom is spacious, and has a separate shower unit. The sitting room spans across the front of the building, with an attractive fireplace, fitted with a log-burner, with a lovely, modern kitchen/dining room at the rear, fitted with stone worktops, integrated appliances and has access down to the garden. The rear garden is nicely laid out, has a westerly aspect, and is private and enclosed with rear pedestrian access. Barnes Bridge and Mortlake Stations are a short walk away, which offer a direct service to London Waterloo. Ashleigh Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local schools are also within easy reach.

-  Three Bedrooms
-  Stylish Bathroom & En-Suite Shower Room
-  Sitting Room With Attractive Fireplace
-  Modern Kitchen/Dining Room
-  EPC Rating / Council Tax E / Share Of Freehold
-  Barnes Bridge/Mortlake Stations
-  Outstanding Local Schools
-  Private West Facing Rear Garden
-  Well-Presented Modern Home
-  Period Upper Maisonette



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

020 8876 0100

Ashleigh Road

Approximate Gross Internal Area = 1050 sq ft / 97.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 244 sq ft / 22.7 sq m
 Total = 1294 sq ft / 120.3 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		69	77
(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		

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		

