



JAMES
ANDERSON

Wrights Walk
Mortlake SW14





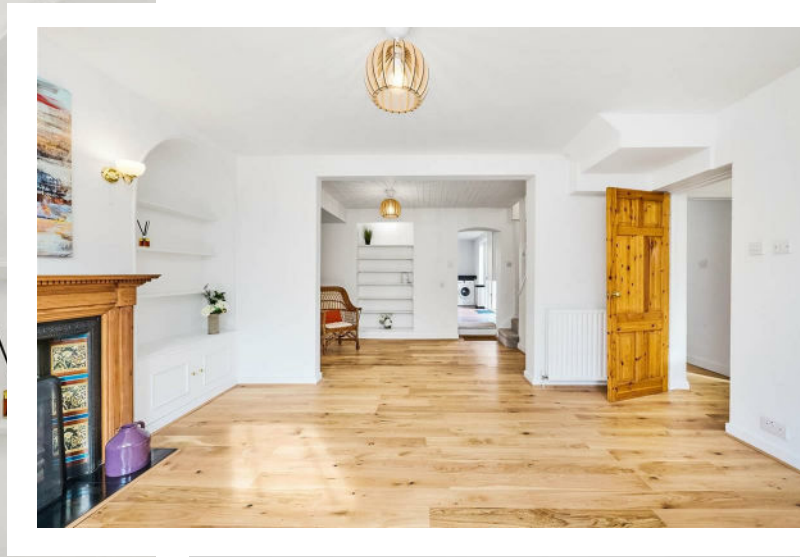
**JAMES
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Wrights Walk Mortlake SW14

A hidden gem neatly tucked away in central Mortlake, that exudes charm and character, close to Mortlake station, shops and amenities. This charming, period, semi-detached property has been recently refurbished, and has accommodation over two floors, which is arranged to provide two double bedrooms on the first floor, and a walk-in wardrobe/dressing room that leads to a stylish shower room. The ground floor is arranged to provide a light double reception room, that has a lovely fireplace, a study, a cloakroom, and a spacious modern kitchen/breakfast room with double doors out to the garden. The property sits on a generous plot for the area, and there are gardens at the front, side and rear that surround the property, particularly at the front, that has a west-facing aspect. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park is within walking distance, along with Kew Gardens and various sports clubs. Mortlake station is a couple of minutes walk from the property and there is a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'. The property is available for sale with no onward chain.

-  Two Double Bedrooms & Dressing Room
-  Stylish Family Bathroom & Cloakroom
-  Light Double Reception Room
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax F / Freehold
-  Mortlake Station
-  Outstanding Local Schools
-  Recently Refurbished
-  No Onward Chain
-  Charming Period Property















Wrights Walk

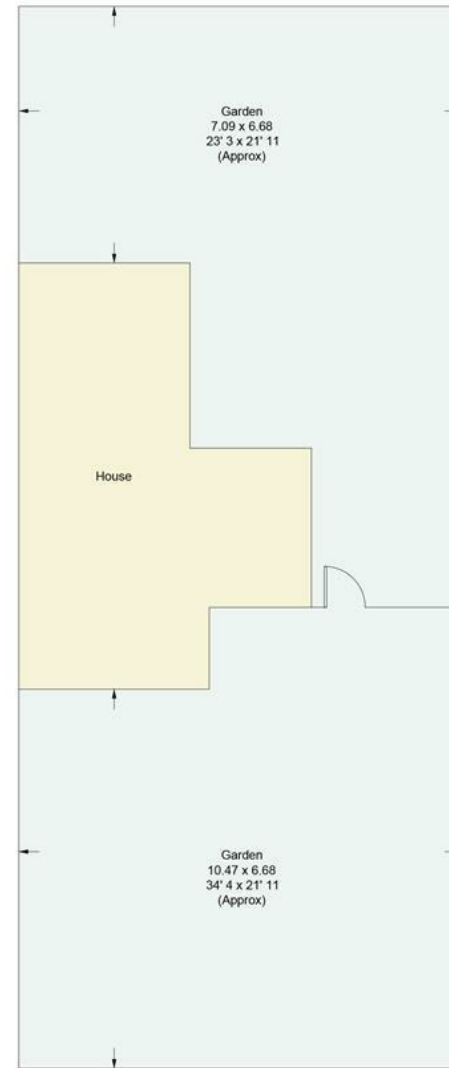
Approximate Gross Internal Area = 1062 sq ft / 98.6 sq m



First Floor
417 sq ft / 38.7 sq m



Ground Floor
645 sq ft / 59.9 sq m



Site plan
(Not to Scale)

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.





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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	
	84
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

