



**JAMES  
ANDERSON**



## FOR SALE

**£550,000**

### Mullins Path, Mortlake, SW14

A spacious modern purpose built apartment with its very own 30 foot private garden, neatly situated on a quiet residential road in Mortlake. The property is located on the ground floor, and is arranged to provide two bedrooms, a modern bathroom with separate shower, and a spacious living/dining area at the rear, that leads to the kitchen. There is access out from the living area to a private enclosed garden, that has a southerly aspect and is real feature of the property. The apartment is decorated in light neutral tones throughout, has ample storage, an allocated parking space and is available for sale with no onward chain. Mullins Path is a sought after location with Mortlake and Barnes Bridge Stations nearby. Rick Stein's restaurant and Orange Pekoe are among the other shops and amenities of nearby White Hart Lane. It is also within the catchment area of some 'Outstanding' Primary Schools.

Leasehold  
151 Years Remaining  
Service Charges = £1462 per annum.  
Peppercorn Ground Rent

-  Two Bedrooms
-  Modern Bathroom With Separate Shower
-  Living/Dining Room
-  Spacious Kitchen
-  EPC Rating C / Council Tax D / Leasehold
-  Mortlake & Barnes Bridge Stations
-  Outstanding Local Schools
-  Allocated Parking Space
-  Private 30ft Rear Garden
-  Modern Ground Floor Apartment



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

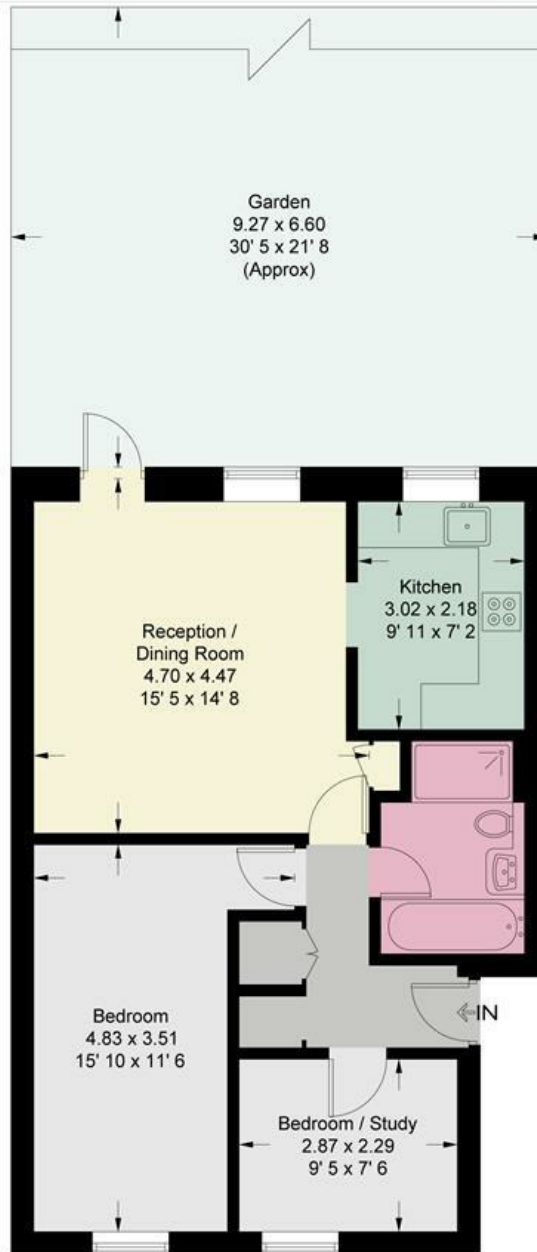
020 8876 0100

# Addington Court

Approximate Gross Internal Area = 646 sq ft / 60 sq m



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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
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	

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>		
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