



JAMES
ANDERSON



FOR SALE

£600,000

61-69 Mortlake High Street, Mortlake, SW14

Guide Price

A modern, riverside, duplex apartment in Mortlake, with stunning views up and down the River Thames. The property has spacious accommodation over two floors which is arranged to provide two spacious double bedrooms, and two modern shower/bathrooms, the principal bedroom having the benefit of an en-suite shower room, and a large mezzanine storage area, and views over the river. The lower floor comprises modern kitchen with integrated appliances, and a large living/dining area that has a balcony and offers superb views of the river. The property further benefits from a security entry system and an allocated parking space under the building, along with a useful storage cage for additional storage.

This apartment is available for sale with no onward chain. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, and Ibstock Place School, with some outstanding state primary schools within walking distance, along with a 2 minute walk to Mortlake station, which gets you to Waterloo in 22 mins and Barnes Bridge station only an 8-10 minute walk away.



Two Spacious Bedrooms



Stylish En-Suite Shower Room & Bathroom



Large Living/Dining Area with Balcony



Modern Kitchen



EPC Rating C | Council Tax F | Leasehold



Barnes Bridge & Mortlake Stations



Excellent Local Schools



No Onward Chain



Secure Undercroft Parking



Spacious Duplex Apartment (Approx 1241 Square feet)



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

020 8876 0100

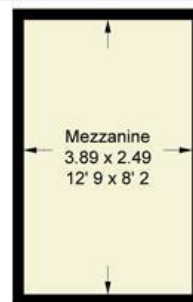
Boatrace Court

Approximate Gross Internal Area = 1241 sq ft / 115.4 sq m
(Including Reduced Headroom)
Reduced Headroom = 97 sq ft / 9 sq m

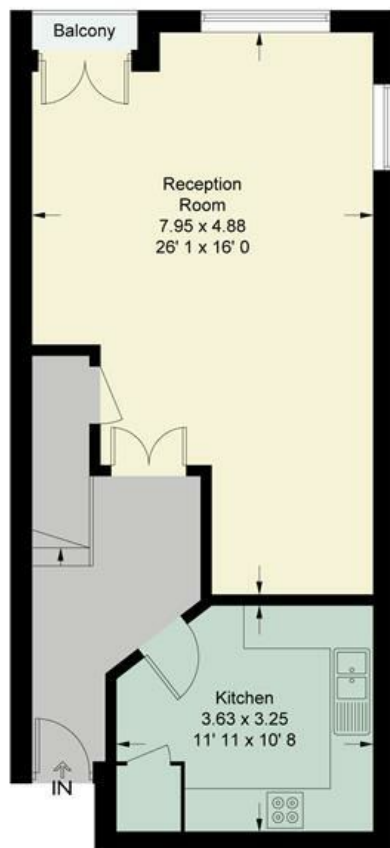


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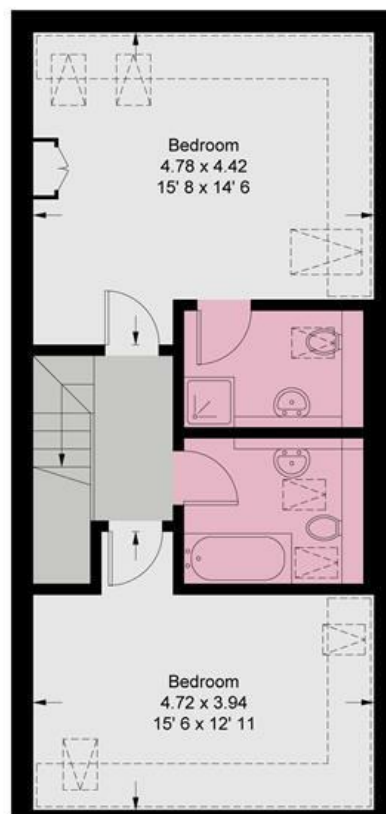
 = Reduced headroom below 1.5m / 5'0



Mezzanine
103 sq ft / 9.6 sq m



Second Floor
567 sq ft / 52.7 sq m



Third Floor
571 sq ft / 53.1 sq m
(Including Reduced Headroom)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC 	

