



Thames Bank, Mortlake, SW14

riverhomes.co.uk

Thames Bank, Mortlake, SW14

riverhomes are delighted to bring to market this outstanding detached Grade II Listed Georgian property of significant historical value with magnificent 180 degree views of the River Thames. Located by the finish of the Oxford/Cambridge boat race, the property has been renovated to a luxury show home standard and is ready to move into. Measuring almost 3,000 sq. ft, the property is extremely versatile and the room configurations can be easily altered. Currently it boasts on the ground floor; two reception rooms, large kitchen, dining room and toilet. On the first floor are two bedrooms, main reception room and two bathrooms - one with a bath, one with a shower. On the second floor are two more bedrooms and a family



bathroom. The property sits on a large plot of land with garden on three sides. The garden has recently been extensively landscaped to a very high standard and includes an underground cellar. There is a garage with one off-street parking space. Thames Bank is an oasis of tranquillity, with an enviable position by the River Thames, making it hard to believe you're so close to Central London. Transport links include the A316/M3 for easy access into and out of London. Mortlake & Barnes Bridge National Rail stations provide excellent services into Clapham Junction and London Waterloo.

Asking Price: £2,750,000

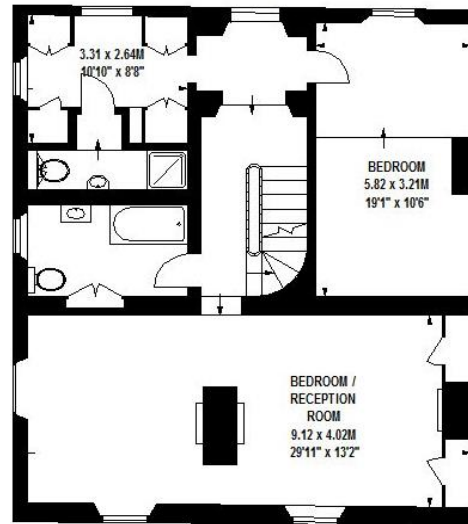
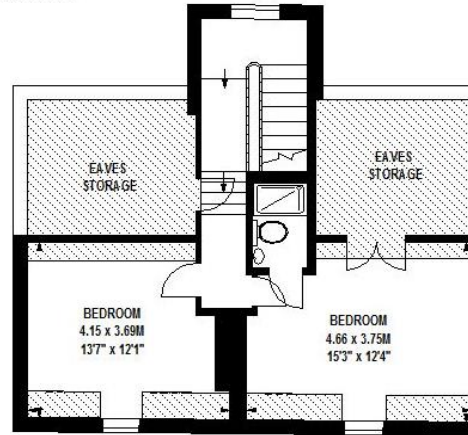
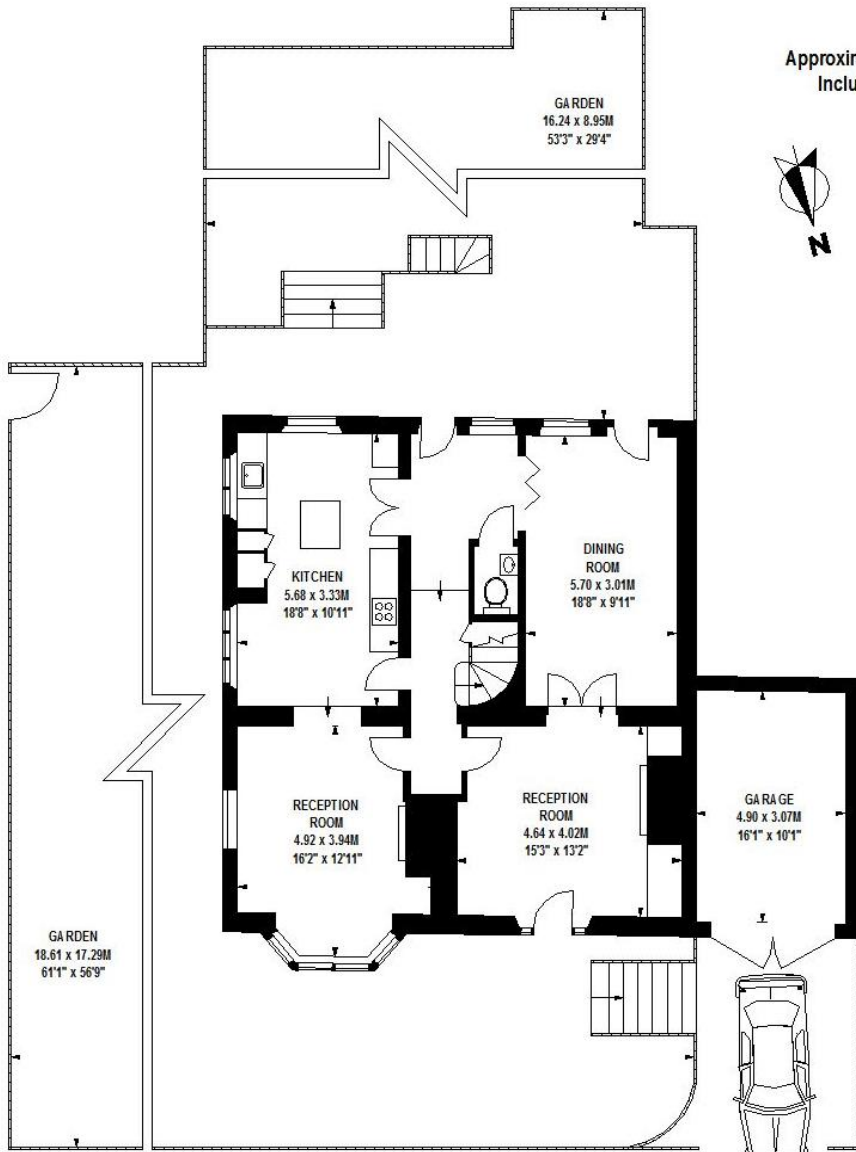
Thames Bank, Mortlake, SW14




Thames Bank, SW14

Approximate Gross Internal Area 268 sq.m / 2885 sq.ft
Including Eaves Storage of 18 sq.m / 194 sq.ft

 Under 1.5m head height



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	42
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Key information

Local Authority: London Borough of Richmond upon Thames.

Internal Area: 2,885 sq. ft. / 268 sq. m.

Tenure: Freehold

Asking Price: £2,750,000

Ground Floor

First Floor

Floor Plan produced for Riverhomes by Mays Floorplans ©. Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

For clarification; These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us