



Cromwell Place, Mortlake, London SW14 7HA

welcome to

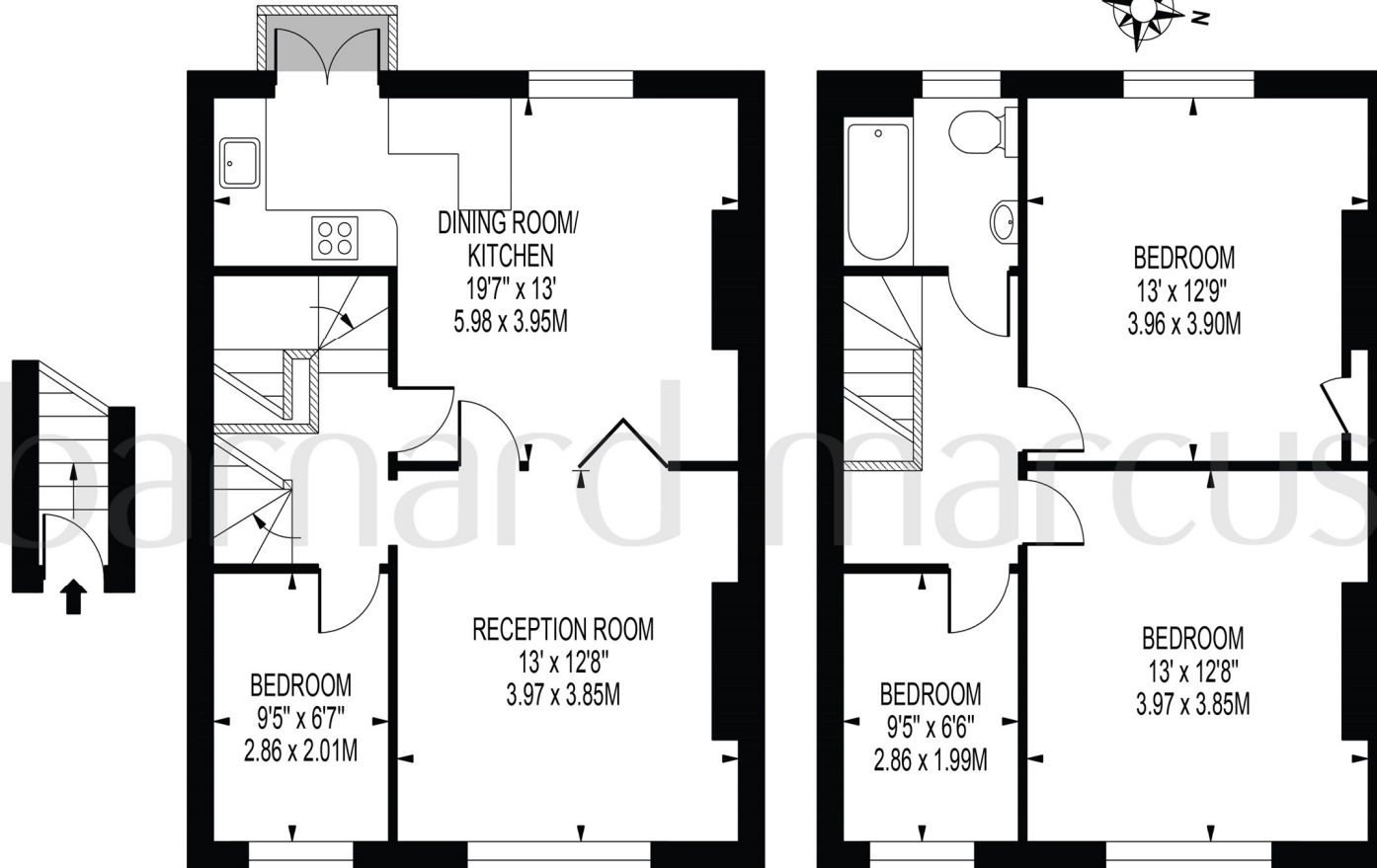
Cromwell Place, Mortlake London

Set on the upper floors of an impressive period building this spacious Maisonette overlooks Mortlake Green. The property has flexible accommodation but is currently laid out with four bedrooms and two reception rooms. The property would benefit from some modernisation and improvement.



CROMWELL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1039 SQ FT - 96.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Set on the upper floors of an impressive period building is this spacious Maisonette overlooking Mortlake Green. The property benefits from flexible accommodation but is currently laid out with four bedrooms and two reception rooms. A partially open plan kitchen to the dining room also offers a rear facing Juliet balcony with French doors. Dividing doors separate the lounge and dining room, with front aspect lounge views onto Mortlake Green. Bedroom four could be used as an additional study or office space, again with an attractive front aspect views. A full flight of stairs from the landing to the top floor leading to three bedrooms (two double bedrooms) and a family bathroom. A loft hatch from the bathroom leads to a sizable loft offering additional storage and the possibility of conversion (STPP). The property is located within a close proximity to Mortlake train station servicing London Waterloo / Richmond and Sheen Lane's array of eateries and shopping facilities.
NO ONWARD CHAIN
EPC-D
Council Tax-E
Share Of Freehold- Approx 142 years on lease

welcome to

Cromwell Place, Mortlake London

- Period 4 Bedroom Maisonette
- 2 Reception Rooms with High Ceilings
- Overlooking Mortlake Green
- Spacious at Over 1000 square feet
- Share of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106291



Property Ref:
SHN106291 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8876 0152



EastSheen@barnardmarcus.co.uk



371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX



barnardmarcus.co.uk