

8 CAPATUS HOUSE, 73 MORTLAKE HIGH STREET, LONDON, SW14 8HL

£1,100,000



A magnificent penthouse apartment within this riverside development situated to provide superb up and down stream views of the River Thames and comprises split level accommodation of 2 double bedrooms, 2 bathrooms, reception room with high vaulted ceiling, contemporary kitchen and large roof terrace.

There is large private loft storage and allocated parking within the gated entrance

8 Capatus House, 73 Mortlake High Street, SW14 8HL

SUMMARY

- Stunning split-level penthouse
- Two Double Bedrooms
- Fabulous open plan kitchen/living room
- Two Bathrooms (one en-suite)
- Private terrace
- Uninterrupted river views
- Allocated gated parking
- Large private storage within the apartment accessed by a loft ladder
- Richmond Borough Council
- No chain
- EPC Band C

Guide Price - £1,100,000
Leasehold

THE PROPERTY

Living here is like checking into your own exclusive hotel suite - only better. Every principal window of this penthouse apartment faces on to the river, so the view is always a fabulous one. Situated at the back of the development and away from the main road, this is an exceptionally peaceful property but within a 5-minute walk you can be in East Sheen and a 10-minute stroll into Barnes. The whole property has been updated and interior designed over recent years to provide a luxurious penthouse on this wonderful part of the river.

The kitchen and living room make a fabulous space, with a wonderful vaulted ceiling and picture window, the light comes flooding in. A large central island takes centre stage in this stunning kitchen, plus there's room for a large dining table and seating area. In summer, you can throw open the doors and bring the outside in as this apartment has a wonderful private terrace.

The two double bedrooms both have built in wardrobes and the master has its own en-suite shower room. Another bathroom serves the second bedroom and there are two excellent cupboards off the hallway providing additional storage.

Allocated off-street gate parking.

THE AREA

Capatus House is situated on one of the most beautiful stretches of the river, this particular penthouse flat enjoys superb views both up and downstream, all of which can be enjoyed from the private terrace.

This apartment has been refurbished and designed for modern, contemporary living, and is a very short walk away from Mortlake Station and Barnes Village. There are many outstanding local schools to choose from, including St Paul's Boys School, The Harrodian and Thomson House.

Richmond Park is within a 15-minute walk and the Thames towpath is wonderful to cycle along.

Mortlake Station provides a regular train service into London Waterloo also close by is Barnes Bridge. The nearest tube station is Hammersmith which is on the Hammersmith and City and Piccadilly Lines. Thames Clipper express river boat runs a service to Canary Wharf



TERMS

Local Authority: Richmond Borough Council

Council Tax : Band G £3568.69 pa

EPC – Band C

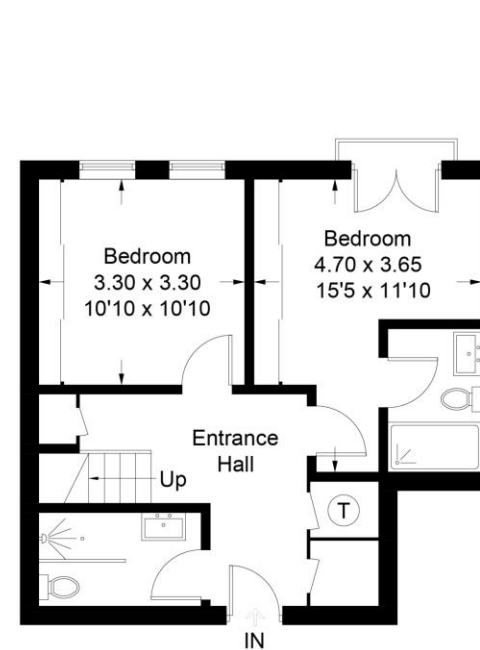
Leasehold – 189 years from 2023

Ground Rent – To be confirmed

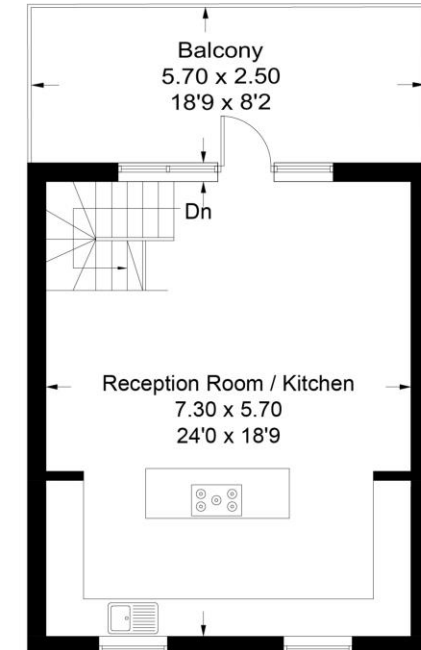
Service Charges – 2022 charges were £3,363.78 which was split into two payments.

Capatus House, London, SW14

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



Entrance Floor = 491 sq ft / 45.6 sq m



Top Floor = 430 sq ft / 40.0 sq m

Measurements are approximate & only for illustrative purposes.

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