

14 NORTH WORPLE WAY, MORTLAKE, SW14 8QG

**VP**  
VILLAGE  
Properties

£550,000

For Sale – Share of  
Freehold  
984 Year Lease

No onward chain

- Edwardian ground floor flat
- 2 bedrooms
- Bathroom
- Kitchen with dining area
- Large reception room with wooden floor and fireplace
- Private patio garden



# 14 NORTH WORPLE WAY, MORTLAKE, SW14 8QG

## SUMMARY

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Conservatory
- Patio garden
- Richmond Borough Council

---

£550,000

Share of Freehold  
Long Lease

## THE PROPERTY

This gorgeous flat has a distinct advantage over its rivals, in that the minute you walk in, it feels like home.

The space is fantastic and gives you two separate living areas, the kitchen is the social hub of the flat, with a fabulous conservatory dining area with an exposed brick wall feature, and this in turn opens on to the private patio garden. The beautiful lounge is a gorgeous room with high ceilings, bay window, fireplace and wooden floor.

The bathroom has a shower over the bath and good storage, and your main bedroom is a really good-sized double with a wall full of wardrobes, so storage isn't an issue in this property.

The second bedroom would make a perfect home office or children's room.

## THE AREA

This is a beautiful, sophisticated flat in a fantastic location, so close to the river Thames and the shops and restaurants in East Sheen and Barnes.

There are several outstanding local schools on your doorstep such as Thomson House and Barnes Primary.

It has excellent transport links: it is within a very short walk of Mortlake Station (British Rail 21 minutes to Waterloo), and positioned perfectly for bus routes to Richmond and Putney. It also has very easy access to the A316, M4, M3 and beyond.

## NICE TO KNOW:

### Local Authority:

Richmond Borough Council

### Council Tax Band:

C - £2012.14 - 2024/2025

### EPC : Band D

594 square feet

1/4 Share of the Freehold – The owner would become a shareholder of the NWW Management Company Ltd. The 4 flats share the buildings insurance, communal hallway lighting, management accounts and any maintenance.

No Ground Rent

No Service Charge

A 999 Year Lease was granted on 25th September 2009 – 984 Years remaining

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2011

57 Sheen Lane  
London SW14 8AB



020 8876 2222  
village-properties.co.uk





