

2 Ashleigh Road, Mortlake, SW14 8PX

Guide Price £725,000

Share of Freehold

Council Tax Band: D - £2263.66 - 2024/2025

EPC - Band E

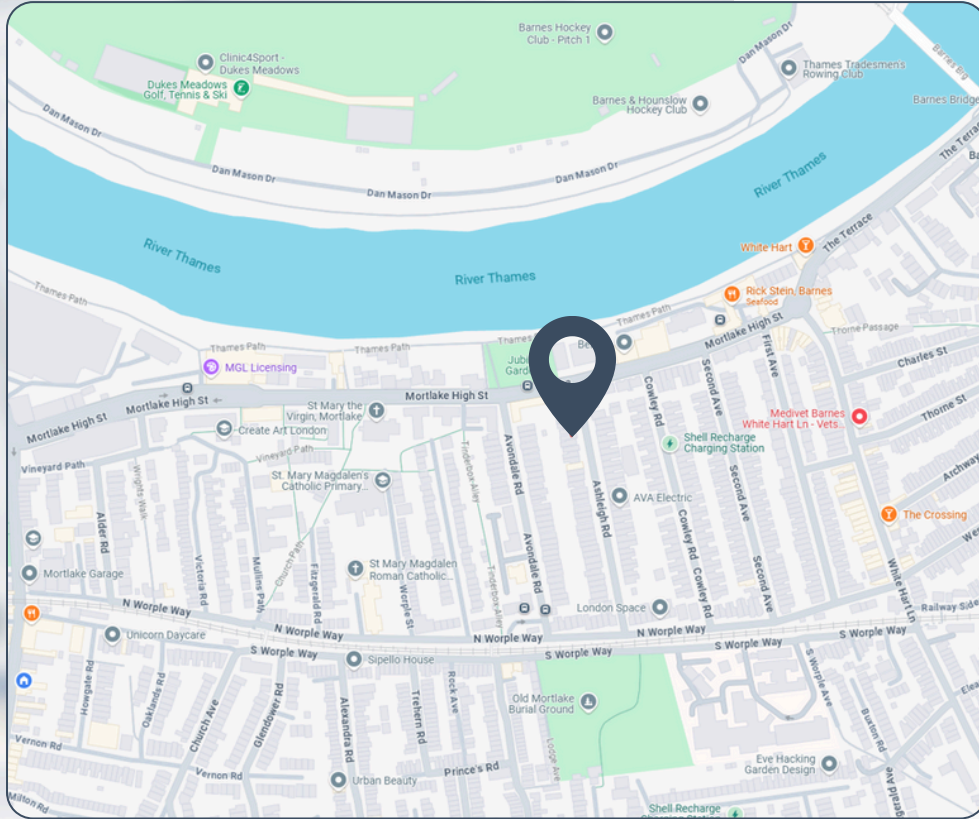


Location

Ashleigh Road is a very popular river road off of Mortlake High Street and located between East Sheen and Barnes. Nearby are the much-loved bars, restaurants and delis of White Hart Lane and Barnes High Street as well as the more main stream shops in Sheen such as Waitrose and WH Smith.

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

It has excellent transport links: it is within an easy walk of Mortlake Station and Barnes Bridge 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.



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Summary

- 3 Bedrooms
- Open plan kitchen/Living room
- Bathroom
- Private west facing garden
- Share of Freehold
- Richmond Borough Council

The Property

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

This three-bedroom apartment is set on the ground floor of this period property and enjoys a private west facing garden and a share of the freehold with one other apartment. This attractive property is set behind a mature bush with a sizeable outside area to the front and pathway leading to the smart front door. The initial impression is a good one. The flat has no communal parts, but its own front door which is always lovely.

The property has very flexible accommodation and the choice is yours as to how you use it. There is a beautiful open plan kitchen/living room in the centre of the flat which makes a superb family and entertaining space, two double bedrooms and a single bedroom at the rear which could make a fabulous home office. The family bathroom was updated recently and has a shower over the bath.

The kitchen is flooded with light through the velux roof lights and has a full sized dishwasher, gas hob and electric oven, washer/dryer and large fridge freezer.

The west-facing garden with secure side access is a real treat too.

Nice to know:

Local Authority: Richmond Borough Council

Council Tax Band: D - £2263.66 - 2024/2025

EPC : Band E

820 square feet

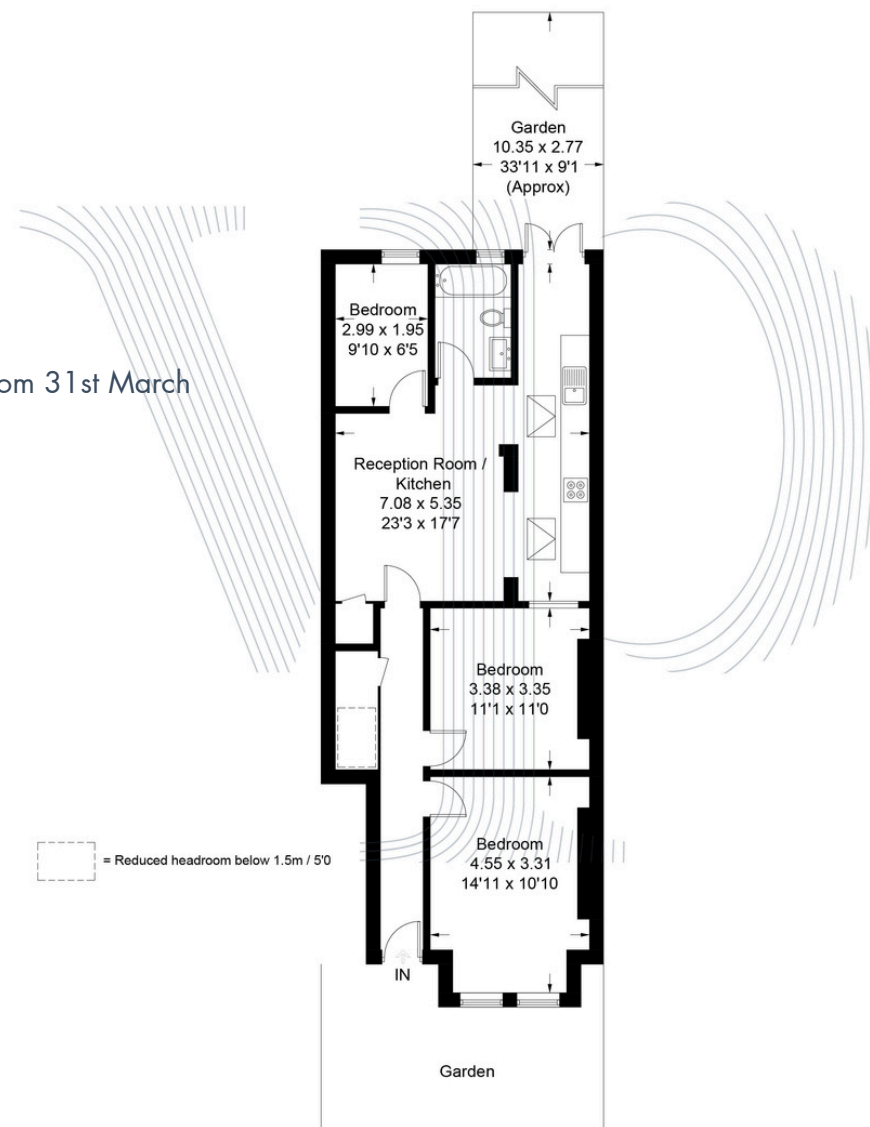
Share of Freehold with lease of 106 years unexpired (125 Years from 31st March 2006)

No Ground Rent

No set service charges or sinking fund

Ashleigh Road, London, SW14

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft





You enter the property into a welcoming hallway and the honey-coloured original stripped wooden floors stretch throughout the majority of the property. There is a very useful large storage cupboard here which can swallow a plethora of items.



Towards the rear of the flat is the wonderful open plan kitchen with neutrally decorated cabinetry that sits above and below oak worktops with a ceramic sink. All appliances are included: the oven, hob, fridge/freezer, dishwasher and washing machine. This space has a row of two large velux windows which allow natural light to flow into the room and there is also a glorious reading nook which is the perfect place to curl up with a good book.

A set of French windows lead you out to the private west facing garden.





At the rear of the property is the 3rd bedroom which would make a fabulous children's room or home office and the bathroom which has a shower over the bath.

The decked garden feels completely private and there is ample space here for seating and dining and plenty of space for potted plants. Being end of terrace, the garden can be entered from the side too, where you will find a wide alley that is securely gated at each end and accessed only by residents.



Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Mortlake, East Sheen, Barnes, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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