

# 122 Ashleigh Road, Mortlake, SW14 8PX

Asking Price : £2300pcm

Council Tax : Band D £2372.07 - 2025/2026

EPC : Band D

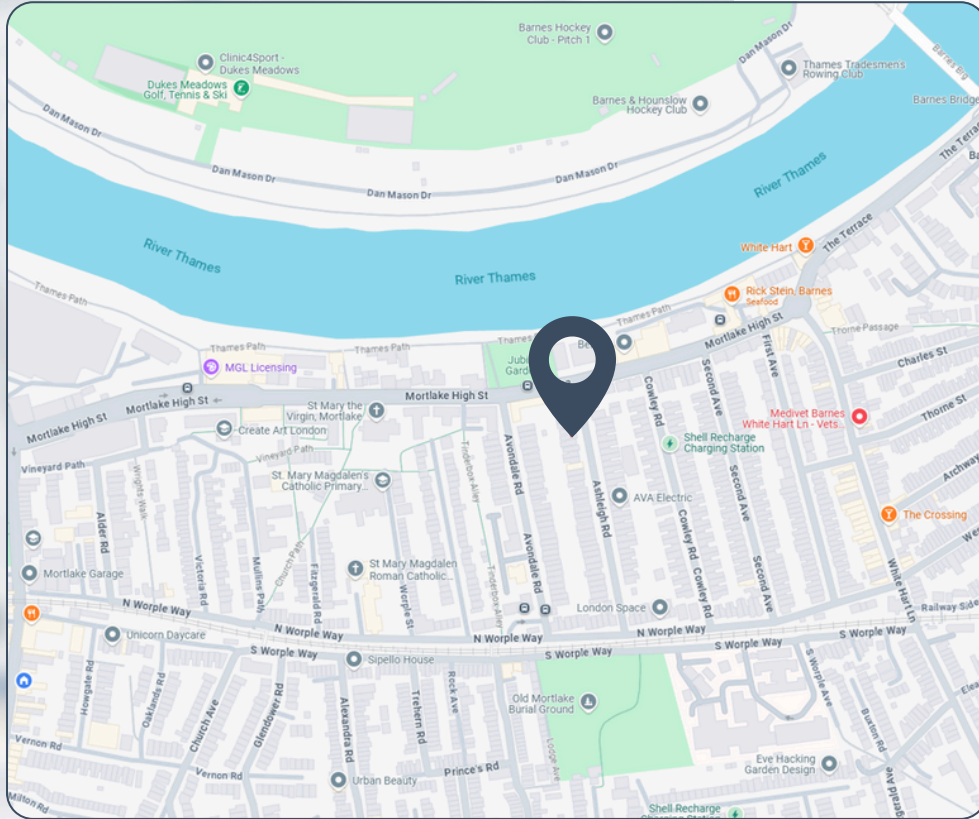


# Location

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.



# 122 Ashleigh Road, Mortlake, SW14 8PX

## Summary

- Period ground floor apartment
- 2 bedrooms
- Bathroom
- Elegant living room
- Dining kitchen
- Private west facing garden
- Richmond Borough Council

## The Property

Edwardian ground floor garden flat with a private west facing garden, perfect place for your pots and a place to sit for a glass of wine. You just need a patio heater and you can be out there throughout the winter months too.

The flat has no communal parts, but its own front door which is always lovely.

This is one of the most stunning properties we've come across recently. A well-planned and beautifully maintained apartment that has always been a very happy home.

The property has an elegant living room with fireplace, main bedroom with fitted wardrobes, second double bedroom and an open plan kitchen dining room with slim-line dishwasher, gas hob and electric oven, washer/dryer and fridge. The bathroom has a claw foot bath with shower over the bath and storage.

This flat is in a fantastic location, so close to the delightful shops and restaurants on White Hart Lane, including Sainsbury's. It has excellent transport links: it is within a very short walk of Barnes Bridge Station (British Rail 22 minutes to Waterloo), a 10 minute walk to Mortlake Station (British Rail 21 minutes to Waterloo) positioned and also has very easy access to the M4/M3.

## Nice to know:

Local Authority: Richmond Borough Council

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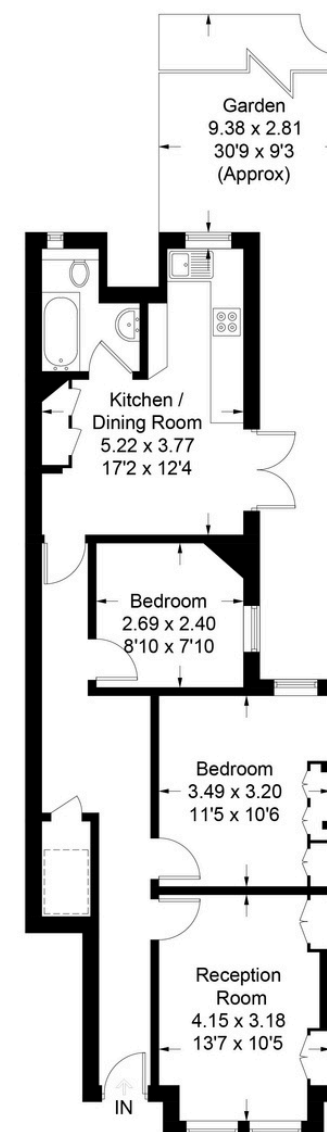
706 square feet



## Ashleigh Road, London, SW14

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

 = Reduced headroom below 1.5m / 5'0"



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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# 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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