



# Boatrace Court

Mortlake High Street, SW14

Offers in excess of £800,000

A first floor, direct river frontage apartment with two balconies overlooking the Thames, offered for sale with a share of freehold, chain free and with an underground parking space.

This extremely large (1252 sq. ft.) two double bedroom, two-bathroom apartment has a large separate kitchen and a beautiful reception room with windows and balcony with sweeping views of the Thames.

Located in Mortlake between Chiswick and Barnes Bridge, this wonderful apartment has amazing views of the river to watch wildlife, boats and rowers, the finish line of The Boat Race is visible from your balconies!.

There are many restaurants and shops nearby, along with access to Mortlake Station, just 0.3 miles away, with trains to Waterloo.

These properties are rare to find so a viewing is highly recommended.



# Boatrace Court

Mortlake High Street, SW14

- Chain free
- Two double bedrooms
- Riverside location
- Secure underground parking
- Two Balconies
- Close to Mortlake station
- Approx. 1252 sq. ft. of living space



**Tenure:** Share of Freehold 98 years – expires 01/01/2123

**Service Charge:** Approximately £3,855 per annum. Includes; Insurance, repairs and decorations to external property and to shared common parts

**Ground Rent:** N/A

**Local Authority:** London Borough Richmond upon Thames

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

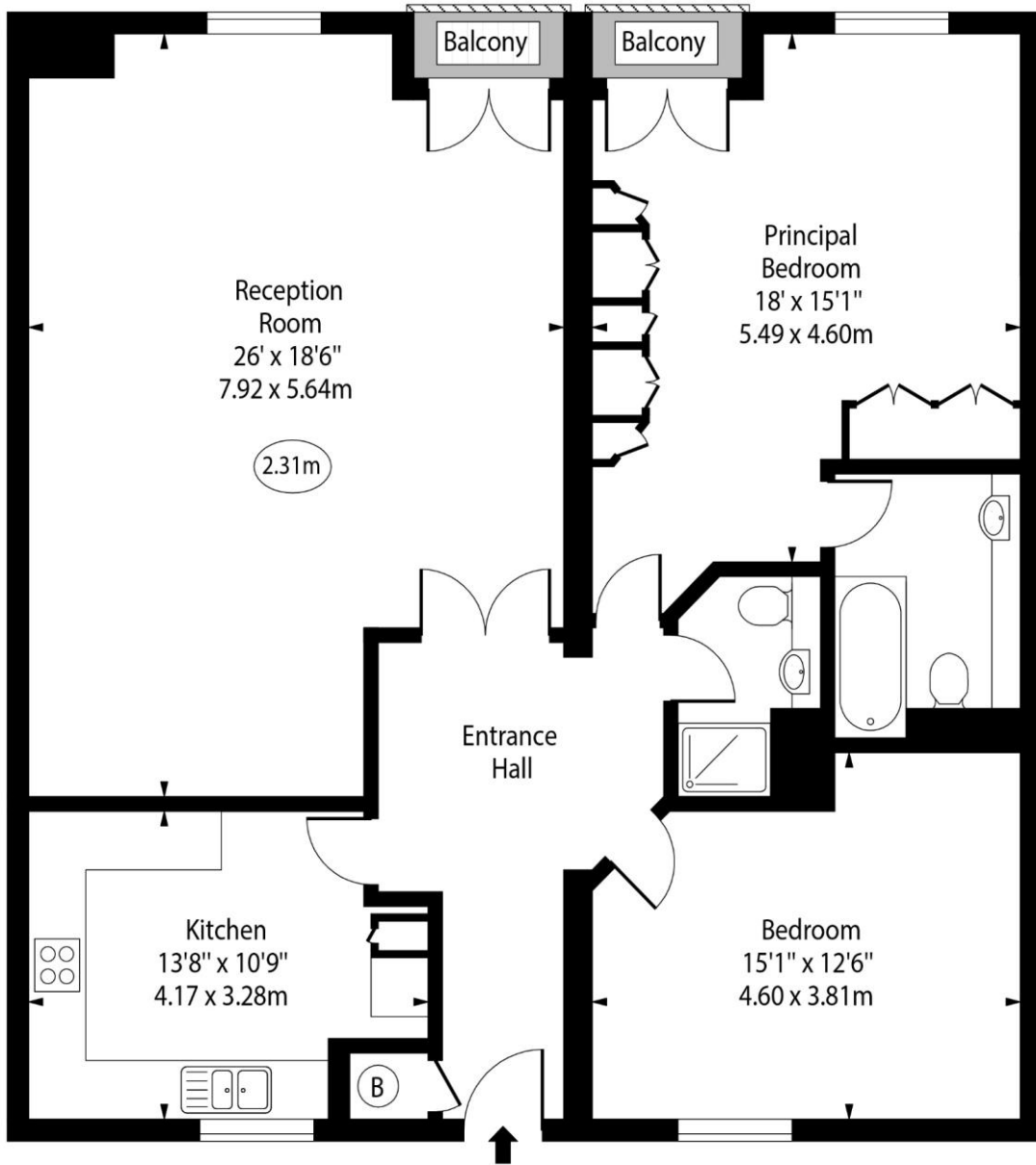
**Chestertons East Sheen Sales**

254A Upper Richmond Road West  
 East Sheen  
 London  
 SW14 8AG  
 sheen@chestertons.co.uk  
 020 8104 0580  
 chestertons.co.uk

Boatrace Court,  
Mortlake High Street, SW14



○ - Ceiling Height



First Floor

Approx Gross Internal Area 1252 Sq Ft - 116.31 Sq M

For Illustration Purposes Only - Not To Scale

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