



# Vineyard Path

Mortlake, SW14

Asking Price £625,000

With your own private front door and set over three floors this maisonette has the feel of a large mews style house. There is a sizeable private garage within the property that is ideal for both parking a car and providing storage for your bikes or sporting equipment.

On the ground floor there is a large hallway providing ample storage for coats and shoes and there is a full downstairs bathroom. Stairs lead to the first floor that has an expansive open plan kitchen and reception room with sliding doors onto your private balcony space.

Further stairs lead to the top floor which has two double bedrooms with high ceilings, a further enclosed study space or walk in wardrobe space and a full bathroom.

Offered for sale with vacant possession and no onward chain this property is ready to be viewed immediately.





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## Mortlake, SW14

- Mews style house
- Two bedrooms
- Two bathrooms
- Modern
- Balcony
- Garage
- Close to Mortlake station





**Tenure:** Leasehold 973 years – expiry 25/03/3998

**Service Charge:** Approximately £2,078.12 per annum (service charge £1382.66 plus an additional annual sinking fund/reserve fund contribution of £695.46).

**Ground Rent:** £200 per annum

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

**Council Tax Band:** N/A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	83
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

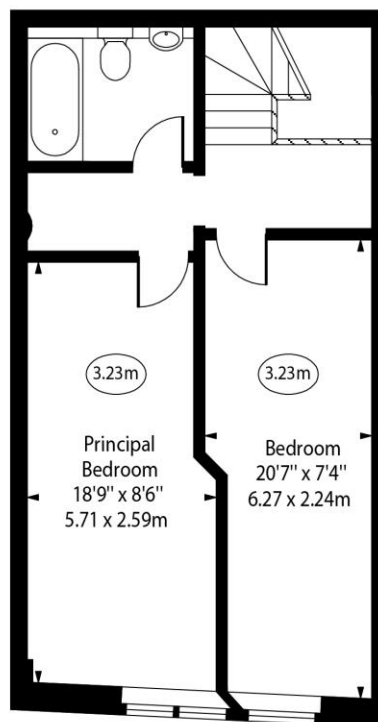
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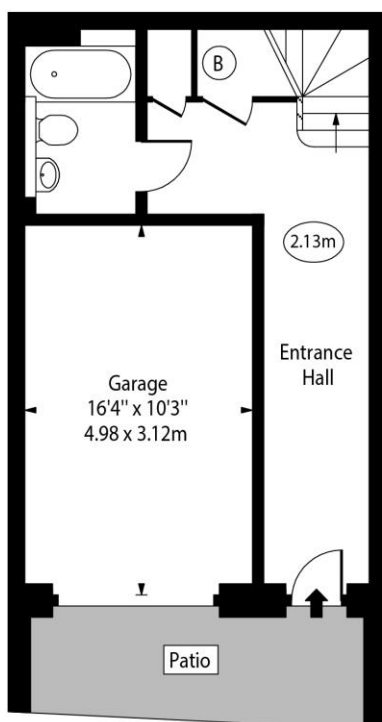
Vineyard Path,  
Mortlake, SW14



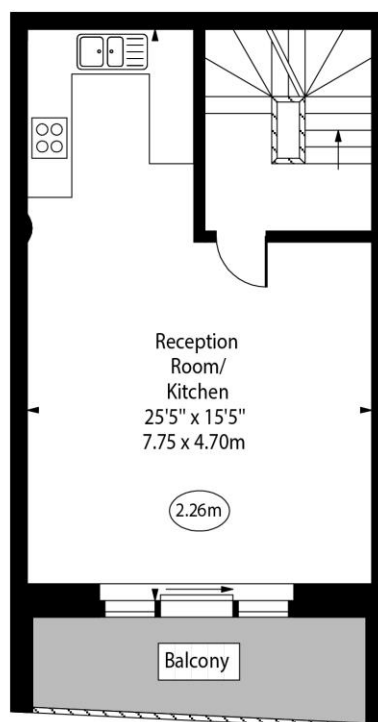
○ - Ceiling Height



Second Floor



Ground Floor



First Floor

Approx Gross Internal Area 1238 Sq Ft - 115.01 Sq M  
(Including Garage)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 026019M

