



Cowley Road

Mortlake, SW14

Asking Price £925,000

A beautifully presented and very spacious (1214 sq. ft.) three-bedroom split-level period maisonette occupying the first and top floors on this sought-after road close to Mortlake and Barnes Bridge Stations and The River Thames.

The property has been remodelled and maintained to a very high standard throughout and offers modern conveniences while maintaining its period charm. As a rare feature among upper-floor maisonettes in this area, the kitchen has been moved to the rear of the property, which creates an impressive and airy entertainment space where light floods in through the glass doors at the back, the large side windows and a Velux skylight, which is remotely operated. The fully integrated kitchen comes with high-end appliances including Rangemaster cooker with dual ovens, Samsung American-style fridge-freezer, Grohe boiling water tap, Miele dishwasher and washing machine as well as a generous island including a breakfast bar and a good-sized dining area and under-floor heating.

Back inside the house, the first floor further comprises a wonderful bay-fronted living room with a feature fireplace, wood-burning stove and bespoke, built-in storage and a view over the tree-lined street, as well as a fantastic double bedroom with ample built-in storage and a generous, stylish shower room with Hudson Reed appliances and under-floor heating. Due to the large landing area, the current owners have been able to create a useful workspace with a view onto the tree-lined streets through the bay windows.

The top floor continues to impress with an uncommonly large roof extension, providing a light and bright principal bedroom with large windows overlooking the garden and a Velux window with remotely operated blinds, as well as built-in wardrobes and plenty of eaves storage. The stunning, contemporary family bathroom has a large walk-in shower and separate bath (high-spec Hudson Reed appliances throughout), and it also enjoys under-floor heating and boasts a contemporary herringbone tile design around the sink and shower. The third, single bedroom has deep, built-in storage and a further remote-controlled Velux window, which also helps to maintain the temperature throughout the space.

This stunning flat is not to be missed and offers a rare mix of having been fully remodelled for contemporary living while maintaining period charm, a high-standard finish, and a spacious feel throughout. Cowley Road is a popular tree-lined street on the borders of Barnes, close to White Hart Lane and 'Little Chelsea'.

CHESTERTONS

The area boasts a range of boutique shops and eateries. The OFSTED rated 'Outstanding' Primary Schools (East Sheen Primary, St Mary Magdalene, and Barnes Primary) are all within close proximity. Barnes Bridge Station (0.4 miles) and Mortlake Station (0.5 miles) with direct routes to London Waterloo are both close by



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Mortlake, SW14

- Stunning Period Maisonette
- Three bedrooms
- Garden
- Desirable road
- Close to Mortlake and Barnes Bridge stations
- Close proximity to OFSTED rated 'Outstanding' Primary Schools



Tenure: Leasehold 163 years 8 months

Service Charge: £0 Repairs or other charges levied ad hoc.
Annual buildings insurance approx. £543 (June 22 - June 23)
Organised by Mountview Estate and paid by leaseholder annually.

Local Authority: London Borough of Richmond upon Thames

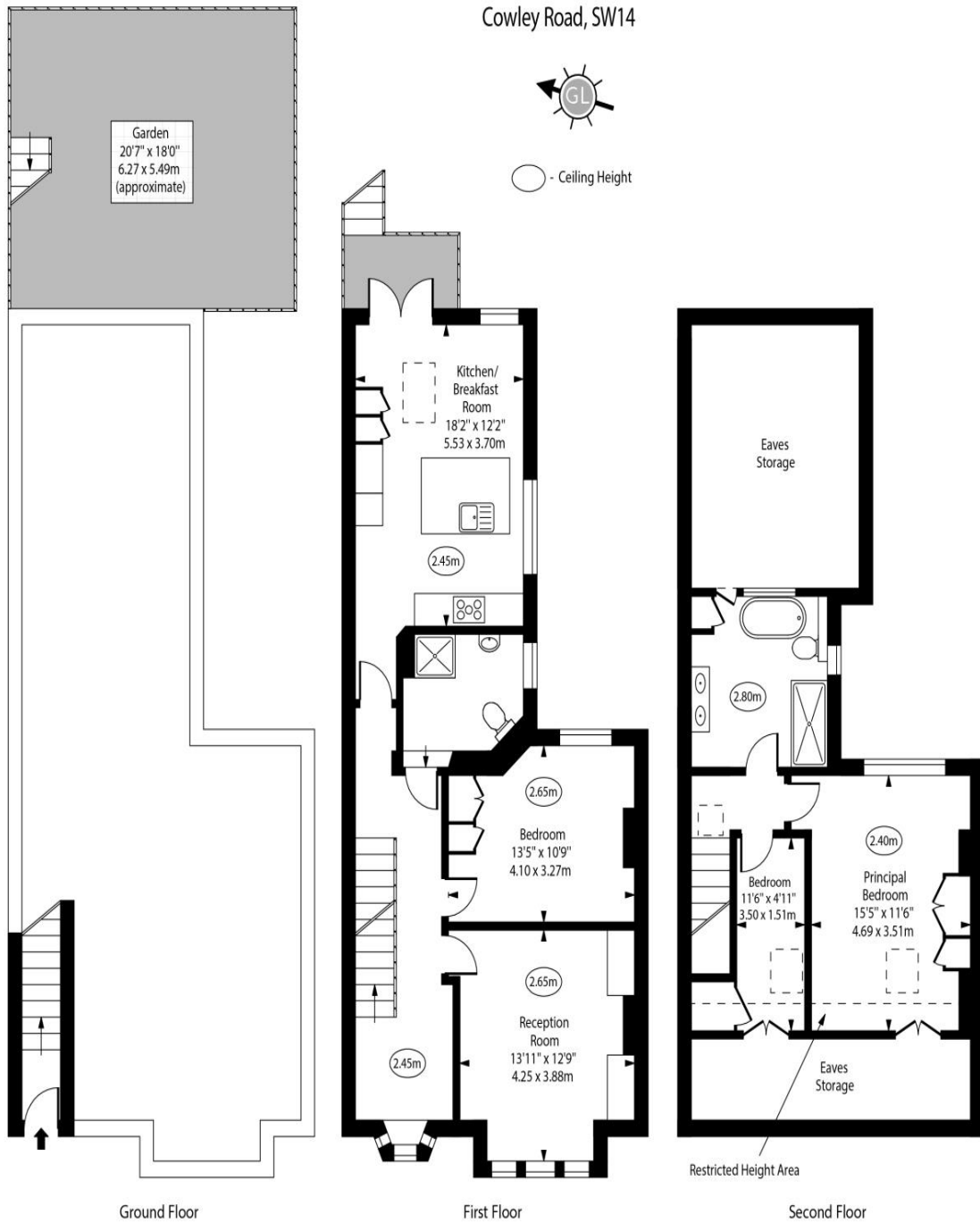
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
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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Approx Gross Internal Area 1214 Sq Ft - 112.78 Sq M

Approx. Floor Area Including Restricted Heights 1530 Sq Ft - 142.14 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022729K

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