



**JAMES  
ANDERSON**



## FOR SALE

**£1,195,000**

Fitzgerald Road, Mortlake, SW14

Asking Price

A charming, double fronted detached house neatly situated in a highly desirable no through road in Mortlake. This property offers versatile and spacious accommodation over two floors, and is arranged to provide three double bedrooms, with a family bathroom and en-suite shower room to the principal bedroom. The ground floor accommodation leads from a central hallway to a large, dual aspect sitting room which has access out to an enclosed, west facing rear garden. There is a cloakroom, spacious kitchen/dining room and a further reception room, that could be used as a fourth bedroom, with en-suite wet room, that could be an ideal space for an elderly relative, amongst other options. There is off road parking to side of the property which is very unusual for the area and the property is for sale with no onward chain. Mortlake Station is a short walk away, which offers a direct service to London Waterloo. Fitzgerald Road is conveniently placed for the shops and amenities on Sheen Lane, with Barnes Village and East Sheen all within easy reach. The property is also surrounded by outstanding primary schools.

-  Three/Four Spacious Bedrooms
-  Bathroom, Two Shower Rooms & Cloakroom
-  Large Dual Aspect Sitting Room
-  Spacious Kitchen/Dining Room
-  EPC Rating C / Council Tax D / Freehold
-  Mortlake Station
-  Outstanding Local Schools
-  West Facing Rear Garden
-  Off Road Parking
-  Double-Fronted Detached House



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

# Fitzgerald Road

Approximate Gross Internal Area = 1213 sq ft / 112.7 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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