



**JAMES
ANDERSON**





FOR SALE

£1,000,000

Victoria Road, Mortlake, SW14

Offers In Excess Of

An extensively refurbished property, neatly situated on a highly desirable residential road in Mortlake. This light and modern home has newly extended accommodation over two floors, which is arranged to provide three bedrooms, with a stylish family bathroom that has a separate shower. The ground floor has a spacious, open-plan feel, with a large reception/dining area that leads to a bright and modern fitted kitchen/family room at the rear, with integrated appliances and a breakfast bar island. Bi-folding doors lead from the kitchen to an attractive, west facing garden, that has a paved terrace, some artificial grass, side access and a very useful large studio at the rear. Mortlake Station is a short walk away, which offers a direct service to London Waterloo. Victoria 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 Bedrooms
-  Stylish Family Bathroom
-  Large Open-Plan Reception Room
-  Extended Modern Kitchen/Family Room
-  EPC Rating D / Council Tax E / Freehold
-  Mortlake Station
-  Outstanding Schools
-  Extensively Refurbished Property
-  Attractive West Facing Rear Garden
-  Desirable Area



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

020 8876 0100

Victoria Road

Approximate Gross Internal Area = 1021 sq ft / 94.9 sq m
 Garden Office = 98 sq ft / 9.1 sq m
 Total = 1119 sq ft / 104 sq m



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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

