



JAMES  
ANDERSON

Victoria Road  
London SW14

















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## Victoria Road London SW14

A beautiful period property, neatly situated on a highly desirable residential road in Mortlake, close to local shops and amenities, and the River Thames. This light and modern home has accommodation over three floors, which is arranged to provide two double bedrooms, both with fitted wardrobes, with a stylish family bathroom that has a separate shower. The loft has also been converted offering additional light and airy accommodation with storage and heating. The ground floor has a spacious, open-plan feel, with a large reception/dining area that leads to a bright and modern fitted kitchen/breakfast 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, mainly laid to lawn, with attractive borders and a shed. 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.

-  Two Double Bedrooms Plus Loft Area
-  Stylish Family Bathroom
-  Large Open-Plan Reception Room
-  Extended Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax E / Freehold
-  Mortlake Station
-  Outstanding Schools
-  Beautifully Presented
-  Attractive West Facing Rear Garden
-  Charming Period Property



















# Victoria Road

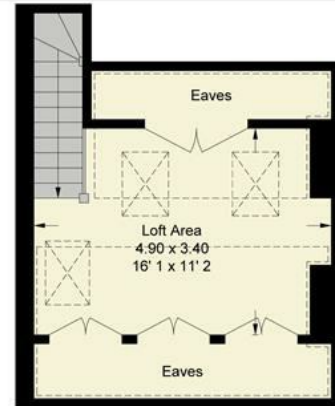
Approximate Gross Internal Area = 1049 sq ft / 97.4 sq m  
 (Excluding Reduced Headroom / Eaves / Shed)  
 Reduced Headroom / Eaves = 201 sq ft / 18.7 sq m  
 Total = 1250 sq ft / 116.1 sq m



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
520 sq ft / 48.3 sq m



**Second Floor**  
293 sq ft / 27.2 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
437 sq ft / 40.6 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.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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		<b>82</b>

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

