



JAMES
ANDERSON



FOR SALE

£375,000

Mortlake High Street, Mortlake, SW14

A beautifully presented, modern, one bedroom, ground floor apartment set within a gated community and is available for sale with no onward chain. The accommodation is arranged to provide a lovely open plan reception room which incorporates a stylish modern kitchen with integrated appliances, double bedroom, a stylish bathroom and a useful storage cupboard. The property is enhanced by gated off street, underground parking, recently replaced acoustic double glazed windows, gas central heating and a share of the freehold. Dukes Court is a popular riverside development located within reach of the amenities of Sheen Lane and White Hart Lane. The more comprehensive amenities of Barnes Village and East Sheen are also within reach, with Mortlake railway station being a short walk away.

One Bedroom

Modern Bathroom

Open-Plan Living

Stylish Kitchen With Integrated Appliances

EPC Rating C | Council Tax D | Leasehold

Barnes Bridge/Mortlake Stations

Outstanding Local Schools

Excellent Condition

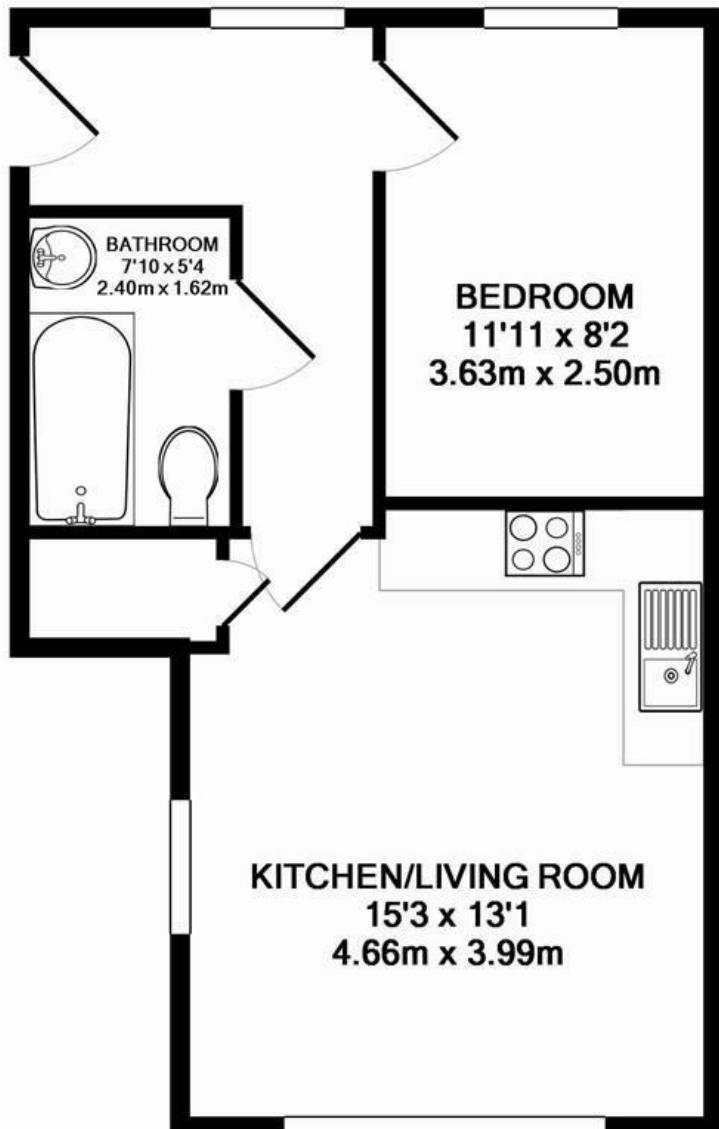
No Onward Chain

Underground Parking Space



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

020 8876 0100



DUKES COURT

TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are maximum measurements and are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	

