



JAMES
ANDERSON



FOR SALE

£575,000

Ashleigh Road, Mortlake, SW14

A period 'garden' maisonette located on the highly desirable 'west side' of Ashleigh Road in Mortlake, close to The River Thames. This property has a share of the freehold and is in need of updating throughout. The accommodation is briefly arranged to provide two bedrooms, a spacious sitting room with attractive fireplace, which leads to a kitchen/dining area that has access out to the garden and to a shower room and the second bedroom. The private, enclosed rear garden has a westerly aspect and is a good size, mainly laid with artificial grass. For the commuter, Barnes Bridge and Mortlake stations are a short walk away which offer a direct service to London Waterloo. Ashleigh Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being within easy reach. Outstanding local schools are also with walking distance from the property. The property is available for sale with no onward chain.

Share of Freehold - 978 year lease

£0 Ground Rent

£0 Service Charge



Two Bedrooms



Shower Room



Sitting Room



Kitchen/Dining Room



EPC Rating C / Council Tax D / Share of Freehold



Mortlake & Barnes Bridge Stations



Outstanding Local Schools



West Facing Garden



In Need Of Updating Throughout



No Onward Chain



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

020 8876 0100

Ashleigh Road

Approximate Gross Internal Area = 678 sq ft / 63 sq m
(Including Reduced Headroom)
Reduced Headroom = 27sq ft / 2.5 sq m



JAMES
ANDERSON

= Reduced headroom below 1.5m / 5'0"



Ground Floor

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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	

