



barnard marcus

Lower Mortlake Road, Richmond, TW9 2LR

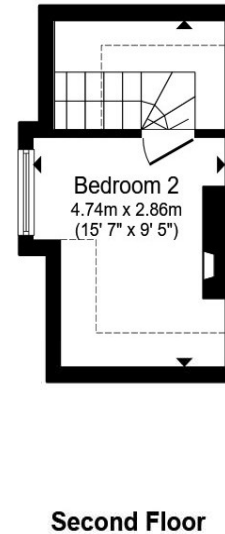
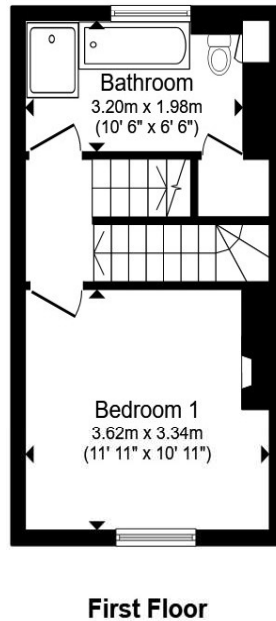
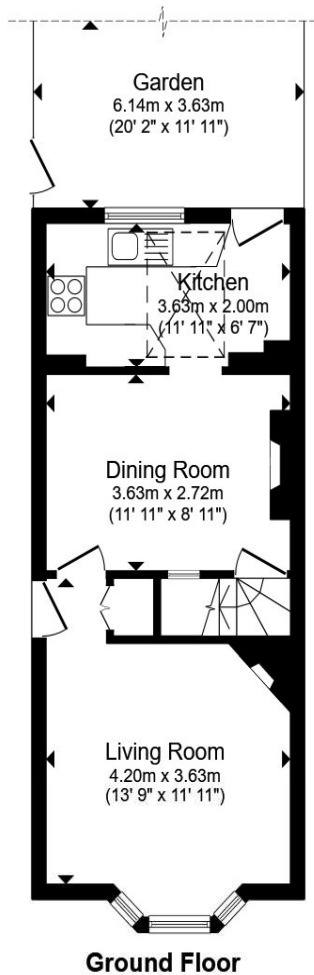

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welcome to

Lower Mortlake Road, Richmond

A superbly presented 2-bedroom end of terrace period cottage, with a private garden, located close to the many amenities and excellent transport links offered in Richmond. Viewing recommended to appreciate this lovely home.





Only 5 minutes from Richmond town centre this superb 2 double bedroom period cottage has been refurbished, (including a new roof, under warranty) and provides a wonderful family home, with a private garden. From the entrance hall we enter a lovely reception room with an exposed brick fireplace. To the rear is a bright and spacious modern kitchen family room, which has just been opened up to maximise space, with direct access to the private rear garden. This room offers great space and work surfaces for the cook in the family, while the dining area is ideal for entertaining or as a family area. On the first floor is a double bedroom and a newly refurbished bathroom with a separate bath and shower cubicle. The top floor has a further double bedroom and ample storage. The property is presented in excellent order and could be ideal for a professional couple or young family. On street parking is available, often directly outside the property. The location of this property is well positioned for the many and varied amenities of the area, including Kew Gardens and Richmond town centre, where there is a vast selection of shops and restaurants. Richmond station is approx a 5 minutes' walk, where you will find the District Line via Victoria and overground trains to Waterloo and Stratford, plus destinations outside of London.
Freehold
EPC - D
Council Tax- E

Total floor area 72.1 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Lower Mortlake Road, Richmond

- 2 Double Bedroom Period Cottage
- End of Terrace
- Private Garden
- In Superb condition
- Close to Richmond Town Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SHN106359](https://www.barnardmarcus.co.uk/Property/SHN106359)



Property Ref:
SHN106359 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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