

110 Ashleigh Road, Mortlake, SW14 8PX

Guide Price : £799,950

Council Tax : Band D £2372.07 - 2025/2026

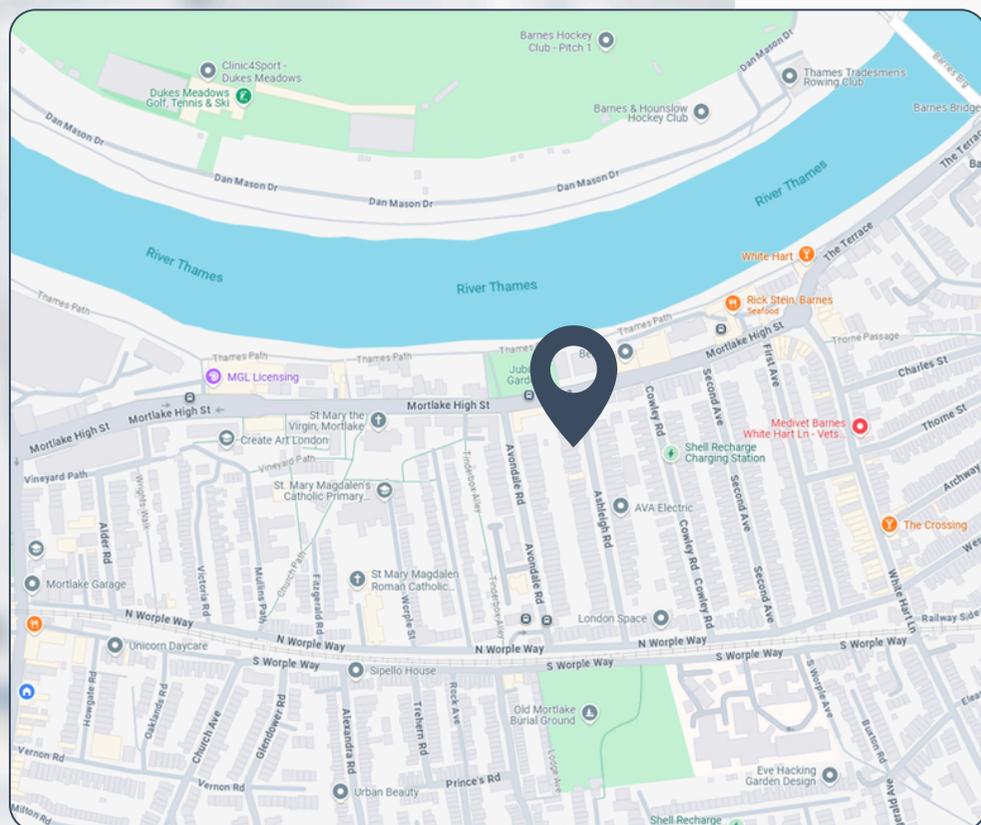
EPC : Band C

Share of Freehold

1147 sq ft / 106.7 sq m



Location



Ashleigh Road sits in a particularly appealing pocket of Mortlake, offering a calm, residential feel with excellent access to the amenities that matter to singles, professional couples, and young families. Mortlake Station is within easy reach, providing direct services to London Waterloo in around 25 minutes, while bus routes link smoothly to Richmond, Hammersmith, and Putney. One of the area's great advantages is its proximity to Barnes, a charming village-like neighbourhood known for its independent shops, riverside pubs, weekend markets, and the London Wetland Centre. Barnes Bridge and Barnes stations add further transport flexibility, and its café culture and green spaces offer an easy extension of East Sheen's lifestyle appeal.

Leisure opportunities around Ashleigh Road are exceptional. Richmond Park is close by, giving residents access to vast open spaces for running, cycling, and relaxed weekend picnics. The Thames Path offers scenic riverside walks and a choice of rowing and fitness clubs.

East Sheen's high street brings a friendly village atmosphere with artisan bakeries, stylish brunch spots, and well-regarded gastropubs. For culture, Richmond's theatres, cinemas, and riverside restaurants are only a short journey away.

Families value the strong educational offering, with Thomson House, Barnes Primary School and East Sheen Primary all well-regarded, alongside excellent nurseries and independent schools.

Ashleigh Road blends tranquillity, connectivity, and community, with Barnes adding an extra layer of charm and convenience.

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VILLAGE
Properties

Summary

- Period 1st and 2nd floor apartment
- 3 bedrooms
- 2 Bathrooms
- Dining kitchen with vaulted ceiling
- Private entrance
- West-facing garden which is presently shared with the ground-floor flat, though it offers an easy opportunity to be separated into two private, individual spaces which has been approved and agreed by the current freeholders
- Richmond Borough Council

The Property

This beautiful Edwardian 1st and 2nd floor apartment has the benefit of its own front door, which is always a lovely feature.

Refurbished over recent years by the current owner, this is a large flat which feels like a house once inside. Well planned accommodation to give you 2 good double bedrooms and either a child's room or study.

The dining kitchen has a stunning vaulted ceiling which means the light comes flooding in, and being west facing, your afternoon and evening sun is just glorious. The kitchen comes with a dishwasher, new washing machine, 5 ring gas hob and fridge freezer.

There is also a new boiler, so lots of powerful hot water on demand. The flat has also been double glazed throughout.

There is a beautiful living room with original fireplace and plantation window shutters.

The pretty west facing garden is currently shared with the ground floor flat but readily adaptable to form two distinct, private outdoor areas (already approved and agreed between the two freeholders) and is access via a staircase leading from the kitchen.

This flat is in a fantastic location, so close to the delightful shops and restaurants on White Hart Lane, including the Sainsburys. It has excellent transport links - it is within a very short walk of Mortlake and Barnes Bridge Stations (British Rail 22 minutes to Waterloo), positioned perfectly for the bus station also has very easy access to the M4/M3.

Nice to know:

Local Authority: Richmond Borough Council

Council Tax Band: D - £2372.07 - 2025/2026

EPC : Band C

1147 square feet / 106.7 sq m

198 Year lease to run alongside the Share of Freehold that commenced in 24/06/1975 and has 102 years unexpired

No Ground Rent

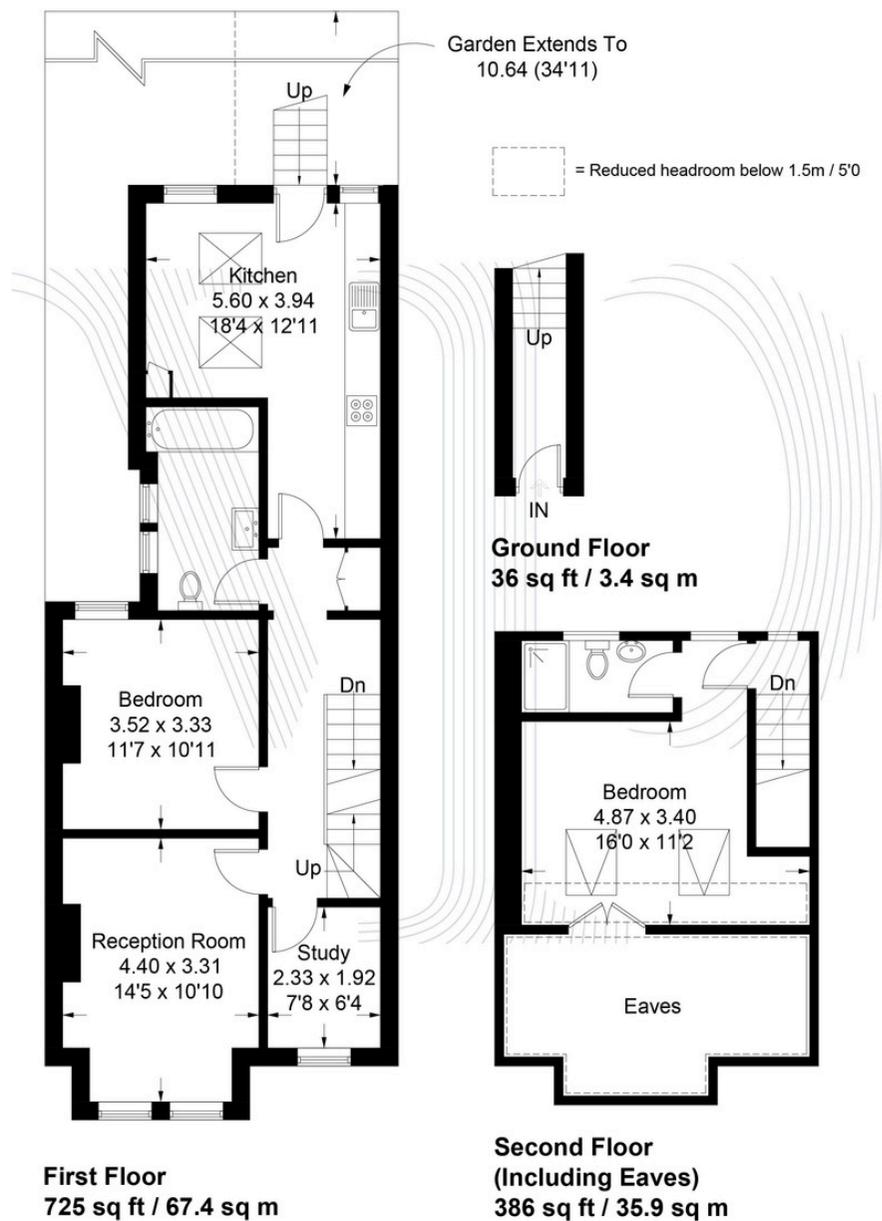
No Service Charges

The loft conversion was carried out in 2019

Double glazed throughout

Ashleigh Road, London, SW14

Approximate Gross Internal Area = 106.7 sq m / 1147 sq ft
(Including Eaves)













Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Mortlake, East Sheen, Barnes, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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