



**JAMES  
ANDERSON**



## FOR SALE

**£625,000**

Ashleigh Road, Mortlake, SW14

Offers In Excess Of

A charming, period maisonette located on the highly desirable 'west side' of Ashleigh Road in Mortlake that is available for sale with no onward chain and has a private garden. A light and spacious property which offers a pleasant combination of modern and period features and occupies the ground floor of this period building. The accommodation is arranged to provide two bedrooms, a spacious sitting room with fireplace, and a stylish, modern, kitchen/dining area which has access to the garden, plus there is a modern bathroom. The private rear garden has a westerly aspect and is a good size, mostly laid with decking and a shed, plus useful rear access. For the commuter, Barnes Bridge and Mortlake stations are a short walk away, which offers 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 can also be found nearby. Leasehold - 137 years remaining on lease.

-  Two Bedrooms
-  Modern Bathroom
-  Bright Reception Room
-  Modern Kitchen/Dining Room
-  EPC Rating D | Council Tax D | Leasehold
-  Mortlake | Barnes Bridge Stations
-  Outstanding Local Schools
-  Close to River Thames
-  Private West Facing Garden
-  No Onward Chain



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

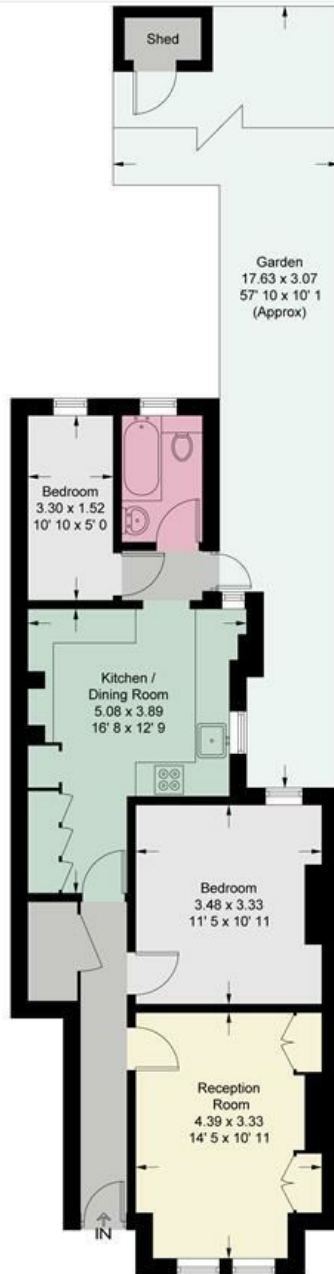
020 8876 0100

# Ashleigh Road

Approximate Gross Internal Area = 653 sq ft / 60.7 sq m  
(Excluding Shed)



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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>61</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

