



# 117 Cowley Road, Mortlake, SW14 8QD

Asking Price : £650,000

Council Tax : Band D £2372.07 - 2025/2026

EPC : Band C

## Summary :

Period ground floor apartment

2 bedrooms

Bathroom

Elegant living room

Dining kitchen

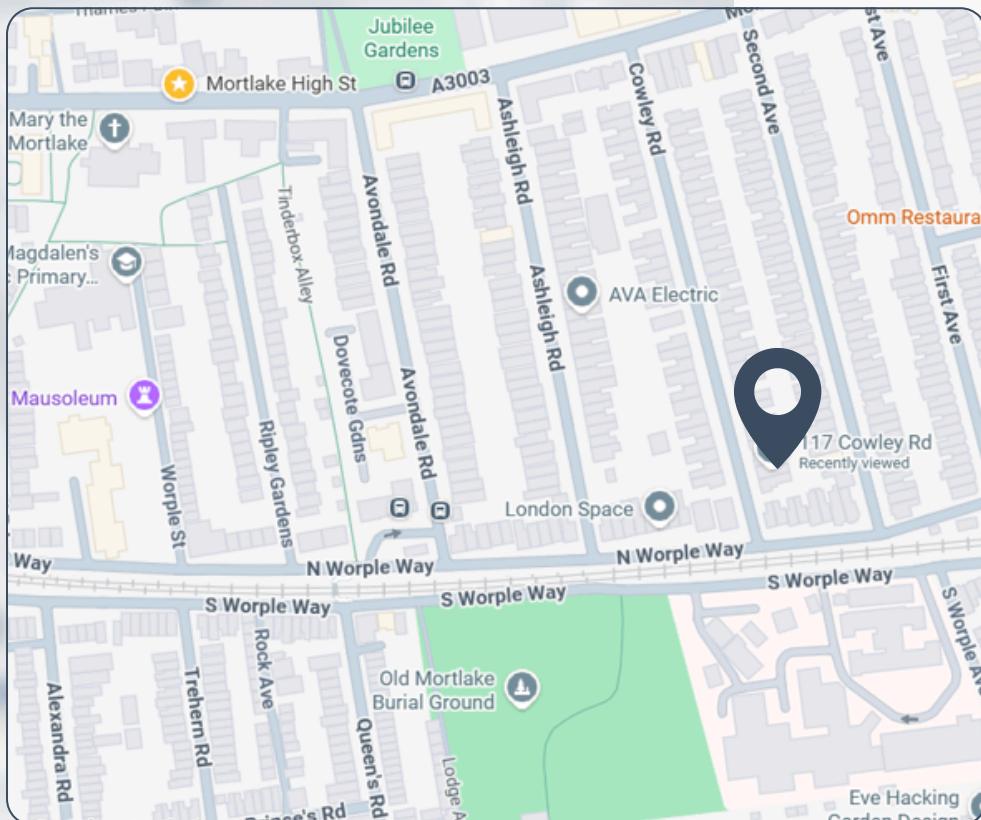
Shared garden

Richmond Borough Council

020 8876 2222

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# Location



Cowley Road, SW14 8QD sits in a particularly appealing pocket of East Sheen, 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 Cowley 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 East Sheen Primary, Sheen Mount, and Thomson House all well-regarded, alongside excellent nurseries and independent schools.

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

# The Property

A warm, character-filled Edwardian home with its own front door and a shared garden — the kind of place that instantly feels right. Set on a quiet residential street just moments from the buzz of White Hart Lane, this beautifully presented ground-floor apartment offers the perfect blend of period charm, thoughtful design and surprisingly generous space. Whether you're a professional working from home, a couple looking to settle into the area, or a small family wanting a cosy base with room to grow, this flat has a way of fitting around your life.

Step through your own private front door (no communal hallways here) into a lovely, light-filled reception room. The elegant bay window has fabulous floor to ceiling windows and the space has a beautiful herringbone floor and feature fireplace that creates an inviting space for relaxed evenings, movie nights, or hosting friends. Built-in shelving adds character and practicality.

The main bedroom is calm, bright and well sized, with fitted wardrobes and space for additional furniture.

The second bedroom works beautifully as a guest room, nursery or — as it's currently being used as a stylish, peaceful home office.

The heart of the home is the open-plan kitchen and dining room, designed for easy everyday living. Cook while chatting to guests at the table, throw open the doors in summer, or enjoy cosy dinners when winter rolls in. The kitchen includes a dishwasher, gas hob, electric oven, washer/dryer and fridge — everything where you need it.

The bathroom has a bath with overhead shower and excellent storage, the bathroom feels both characterful and functional.

While the garden is technically shared with the first-floor flat, there is a section directly outside the kitchen doors that naturally lends itself to use by the ground-floor occupants. It's an inviting spot to arrange potted plants, enjoy a morning coffee, set up an outdoor sofa or relax with a glass of wine at the end of the day. With a patio heater, it's a space you could make the most of throughout the year.

Beyond this, the larger shared garden area offers even more room for barbecues, children's play or simply having an additional area to enjoy.

## Nice to know:

Local Authority: Richmond Borough Council

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

EPC : Band C

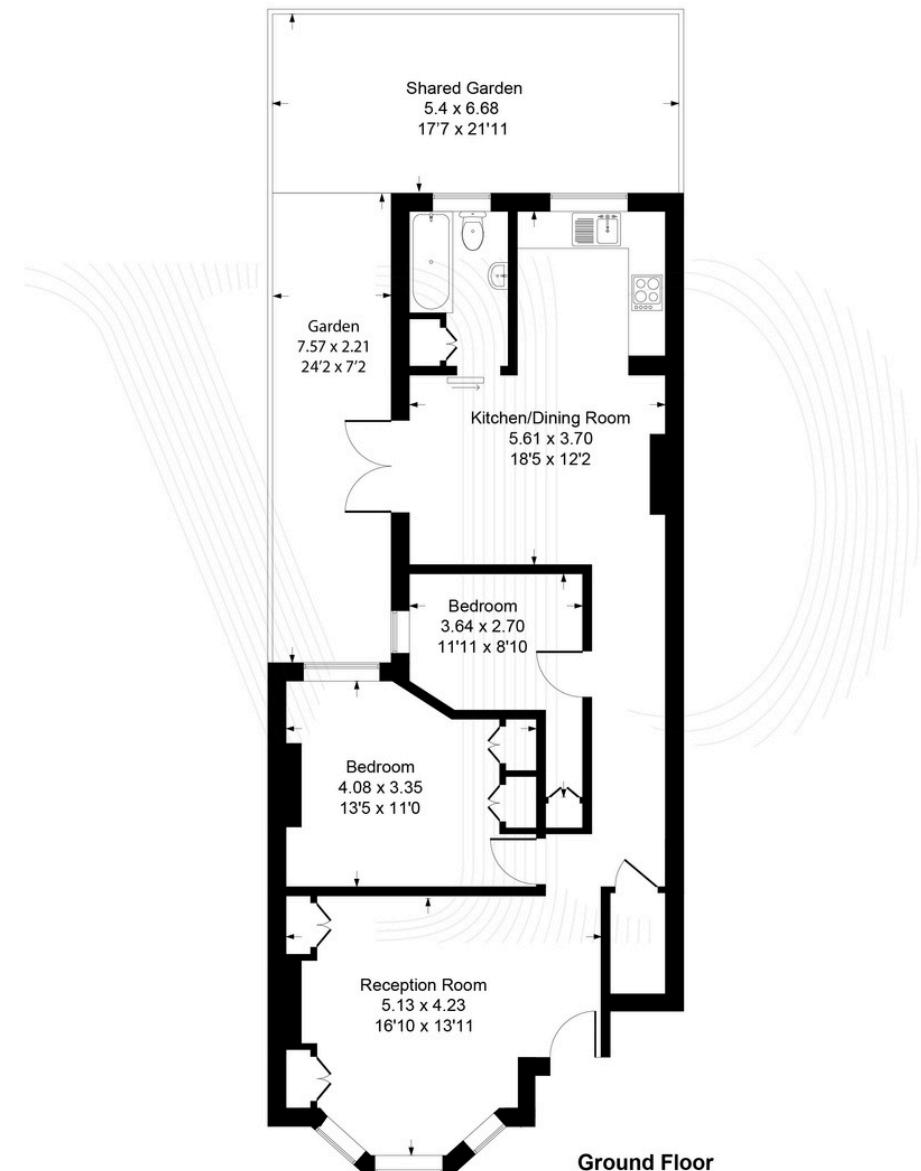
804 sq ft/ 74.65 sq m

Leasehold - 159 Years unexpired

No Ground Rent

No Service Charges

Annual payment for Buildings Insurance - £653.00  
for 2025

















# 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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