



**Ashleigh House Mortlake High Street, Mortlake London SW14**

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## **Ashleigh House Mortlake High Street, Mortlake London**

Looking for a first time purchase or investment property? This great 2 double bedroom flat is a must view, being very well presented, with a modern kitchen and shower room. Located between East Sheen and Barnes transport links are excellent. The property is spacious with clever details such as sliding doors maximise the usable floor space. The property has recently had triple glazing fitted and has gas central heating. Additional feature is a private external shed ideal for bicycle storage. We would recommend viewing to appreciate this great flat.

Local transport links include Mortlake Station with regular trains into Waterloo and further afield. Barnes Bridge Station is also close. Local bus services run up to Hammersmith Bridge. Over the bridge is Hammersmith with many varied lines including District, Hammersmith and City and Piccadilly. East sheen and Barnes offer a great mix of shops and restaurants. Excellent local schools both state and private. The property is offered with no onward chain.

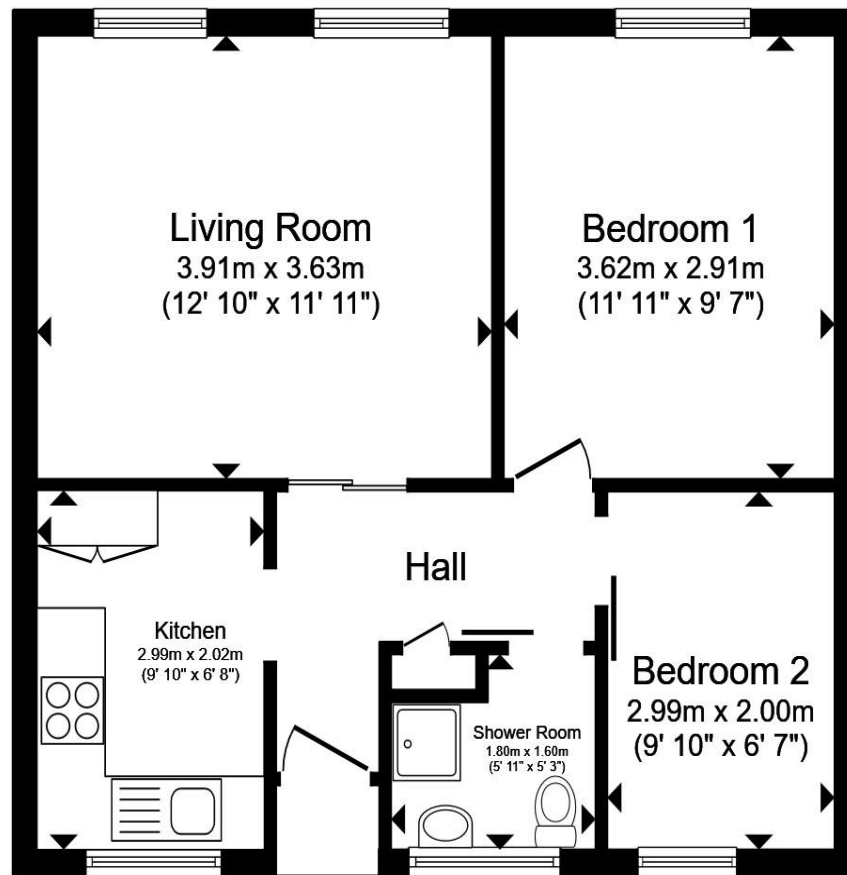
EPC- C.

Council Tax- Band C- Richmond Borough Council.

Service Charges- £1100 per annum approx

Lease - Being extended and on completion will be approx 178 years ( with no ground rent)





## Ground Floor

Total floor area 46.7 m<sup>2</sup> (502 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](http://www.propertybox.io)

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## Ashleigh House Mortlake High Street, Mortlake London

- 2 Bedroom Ground Floor Flat
- Modern Presentation
- Attractive Shower Room
- Great Kitchen
- Triple Glazing and Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £414,000



**view this property online** [barnardmarcus.co.uk/Property/SHN106265](https://barnardmarcus.co.uk/Property/SHN106265)



Property Ref:  
SHN106265 - 0002

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Please note the marker reflects the  
postcode not the actual property