



65 Ashleigh Road, Mortlake, SW14 8PY

Asking Price : £2500pcm

Council Tax : Band D £2486.10 2026-2027

EPC : Band D

Internal Floor Area : 815 sq ft/ 75.7 sq m

Period ground floor apartment

2 bedrooms

Bathroom

Lounge

Kitchen

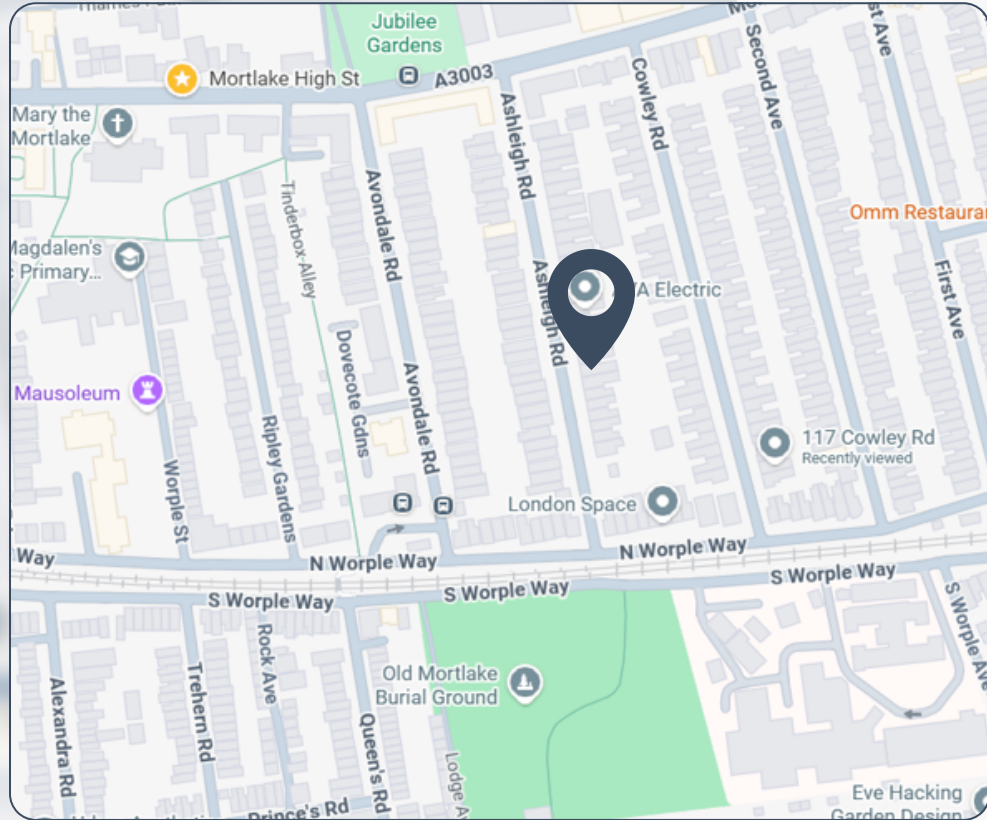
Private garden

Richmond Borough Council

020 8876 2222

hello@village-properties.co.uk

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 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 Thomson House and Barnes Primary 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.

The Property

An Edwardian ground floor flat with its own front door and a private 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 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), the large front room makes a fabulous principal bedroom, or depending on how you use the space, a wonderful living room.

Bedroom 2 is another good double with a fitted wardrobe and would make a perfect guest room or study.

The lounge and modern kitchen are at the rear of the flat, with a door to the private garden.

The large bathroom has a bath with overhead shower.

The large private garden is East facing, perfect to enjoy a morning coffee, and the last sun of the day will be at the end of the garden come the evening.

Ashleigh Road, London, SW14

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



Local Authority: Richmond Borough Council

Council Tax Band: D - £2486.10 - 2026/2027

EPC : Band D

815 sq ft/ 75.7 sq m













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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