



JAMES
ANDERSON



FOR SALE

Victoria Road, Mortlake, SW14

A beautiful period property neatly situated on a highly desirable residential road in Mortlake, close to local shops and amenities, and the River Thames. This light and modern home has extended accommodation over three floors (with potential for further extension subject to usual consents), and is currently arranged to provide two double bedrooms, both with fitted wardrobes, with the principal bedroom benefitting from a modern en-suite bathroom, whilst the second bedroom has use of a modern separate shower. The loft has also been converted offering additional light and airy accommodation that is perfect for an office/study, or a home cinema. The ground floor has a spacious, open-plan feel, with a large reception/dining area that leads to a bright and modern fitted kitchen/breakfast room at the rear, with integrated appliances and a breakfast bar island. Bi-folding doors lead from the kitchen to an attractive, west facing garden, that has a decked terrace, mainly laid to lawn, with attractive borders and a shed. Mortlake Station is a short walk away, which offers a direct service to London Waterloo. Victoria Road is conveniently placed for the shops and amenities on Sheen Lane, with Barnes Village and East Sheen all within easy reach. The property is also surrounded by outstanding primary schools.

£995,000

Offers In Excess Of



Two Double Bedrooms Plus Home Office/Cinema



Two Shower/Bathrooms



Stylish Open-Plan Kitchen/Breakfast Area



Bright Reception Room



EPC Rating D | Council Tax D | Freehold



Mortlake Station | Barnes Bridge Stations



Outstanding Local Schools



West-Facing Garden



No Onward Chain



Character Period Home



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

020 8876 0100

Victoria Road

Approximate Gross Internal Area = 1244 sq ft / 115.5 sq m

(Excluding Reduced Headroom)

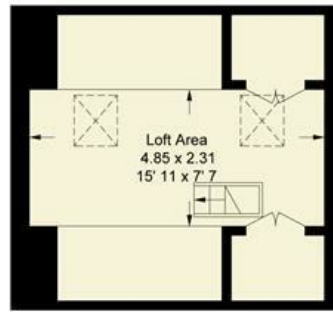
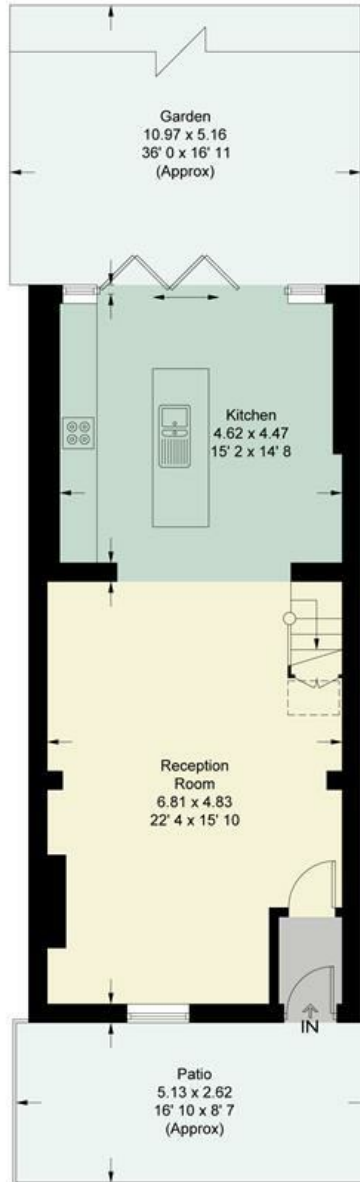
Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 1249 sq ft / 116 sq m



**JAMES
ANDERSON**

= Reduced headroom below 1.5m / 5'0



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
England & Wales		
EU Directive 2002/91/EC		

