



VILLAGE  
Properties

# 13, John Dee House, Mortlake High Street, Mortlake, SW14 8HW

Guide Price : £425,000

Leasehold

EPC : C

Richmond Borough Council

No chain



020 8876 2222

[hello@village-properties.co.uk](mailto:hello@village-properties.co.uk)

# Location

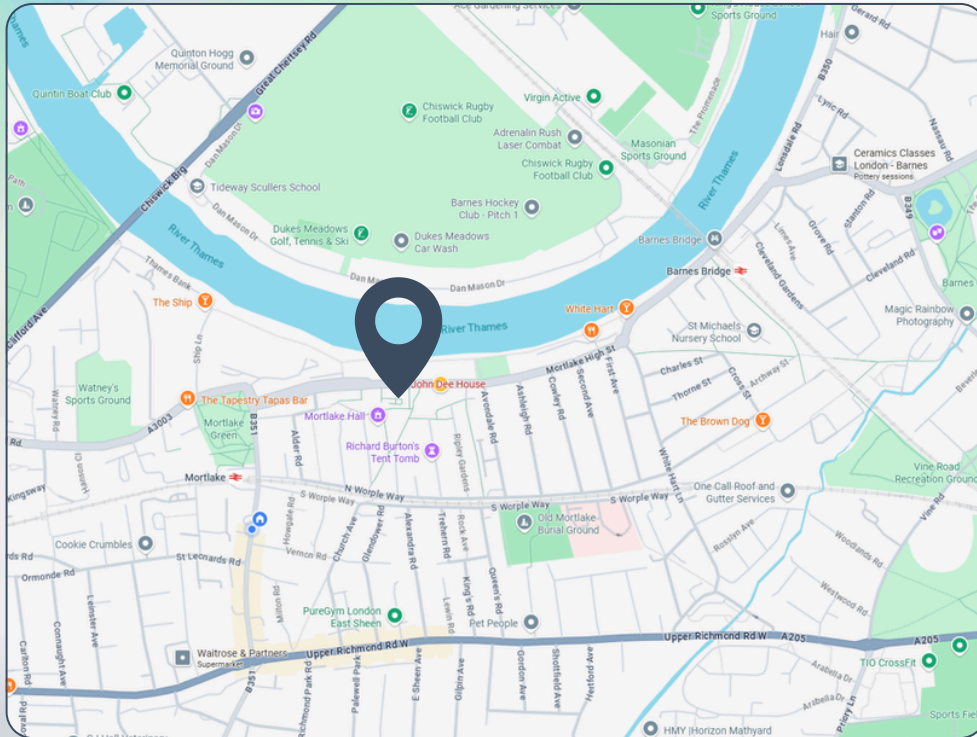
Step outside and you're moments from the best of Mortlake, East Sheen and Barnes.

Grab your morning flat white from any of the independent coffee stops on Sheen Lane, White Hart Lane and Barnes Village, wander through the leafy paths of Mortlake Green, or spend a slow Sunday strolling along the Thames towpath.

East Sheen High Street brings independent shops, cosy cafés, and a genuine village feel, while Richmond Park, one of London's greatest natural treasures, is close enough to become part of your weekly routine. Whether you're cycling, picnicking, or simply exploring, the area offers a lifestyle that feels grounded, green, and wonderfully local.

Commuting is refreshingly straightforward with Mortlake Station nearby, offering direct trains to London Waterloo in around 25 minutes, making the morning journey feel manageable and predictable. Bus routes connect you easily to Richmond, Barnes, and Putney.

Families will appreciate the proximity to well-regarded local schools, such as Thomson House and Barnes Primary to name a couple.



# 13 John Dee House, Mortlake High Street, SW14 8HW

## Summary

- 2nd Floor
- Lounge with access to the balcony
- Modern Kitchen
- Two lovely bright double bedrooms
- Bathroom with shower over the bath
- Private lock-up cupboard on the ground floor, ideal for storage or bikes.
- Balcony
- Richmond Borough Council

## The Property

This home is perfect for a buyer who wants a solid, low-maintenance property in a friendly neighbourhood, or for an investor seeking a reliable, easy-to-let property with strong fundamentals. It suits anyone who values simplicity, comfort, and a home that quietly supports everyday life without demanding constant upkeep.

This is a warm, freshly decorated two-bedroom home where everything feels easy, calm, and ready for your next chapter. Sitting on the second floor with uplifting big-sky views from your private balcony, this 620 sq ft flat offers that rare blend of practicality and comfort with modern interiors, double glazing, a combi-boiler, so all the expensive jobs are already done.

The flat's layout flows effortlessly from the welcoming hallway, complete with a handy storage cupboard, into the kitchen which feels instantly welcoming, bright, modern, and thoughtfully laid out so everyday life runs smoothly. There are two genuinely good double bedrooms, each offering space to breathe, work, or unwind. The lounge opens directly onto the balcony, your own little perch above the neighbourhood and the perfect spot for a slow morning coffee or an evening drink as you watch the world drift by below. The white bathroom is clean and bright, with a shower over the bath, making everyday routines feel simple and easy.

And on the ground floor, the brilliant secure private storage cupboard is a real bonus, spacious enough to wheel a bike straight in, with plenty of room left over for everything from suitcases to seasonal bits you want neatly out of the way.

Everything here is clean, crisp, and move-in ready, so your energy goes into living, not renovating.

# Floor Plan

## Nice to know:

**Local Authority:** Richmond Borough Council

**Council Tax Band:** C - £2209.87 - 2026/2027

**EPC :** Band C

The lease is in the process of being extended.

**Freeholder :** Richmond Housing Partnership

**Service charge :** £1273 per annum

**Ground Rent :** £10.00 Per annum

620 Sq Ft (Including the store - 644 sq ft)

## Mortlake High Street, London, SW14

Approximate Gross Internal Area = 57.5 sq m / 620 sq ft  
Stores = 2.2 sq m / 24 sq ft  
Total = 59.7 sq m / 644 sq ft



**Second Floor**

(Not Shown In Actual  
Location / Orientation)











# 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, Barnes, Richmond, East Sheen 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.

020 8876 2222

[hello@village-properties.co.uk](mailto:hello@village-properties.co.uk)

