

LAURENT

RESIDENTIAL



BOAT RACE COURT

£700,000
LEASEHOLD

BOAT RACE COURT

- Riverside apartment • Two double bedrooms • Two bathrooms • Spacious Kitchen • Reception room with balcony • Gated and covered parking • Storage area • Close to transport • Split level • No onward chain



A generously proportioned, split-level, top-floor riverside maisonette on Mortlake High Street, offering two double bedrooms, two bathrooms, a large reception room, a separate kitchen and a welcoming entrance hall, extending to 1,241sqft.

Bright and airy throughout, the property benefits from a dual aspect across both floors and a private balcony with attractive river views. Excellent room sizes and a flexible layout provide ideal space for entertaining and home working, making it well suited to downsizers, first-time buyers and investors alike.

Perfectly positioned moments from the Thames Path, the apartment is within easy reach of Mortlake and Barnes Bridge stations, providing direct access into Waterloo. A wide range of local amenities are nearby, including Sainsbury's, The White Hart, Rick Stein, Orange Pekoe, Waitrose and Gail's, while green open spaces such as Richmond Park, Wimbledon Common and Barnes Green are also close at hand.

Additional benefits include a secure, covered allocated parking space, a landscaped communal courtyard garden and a video entry system.

A rare chance to acquire an exceptionally spacious two-bedroom home in this sought-after SW14 riverside location with no onward chain.

CGI used in some images.

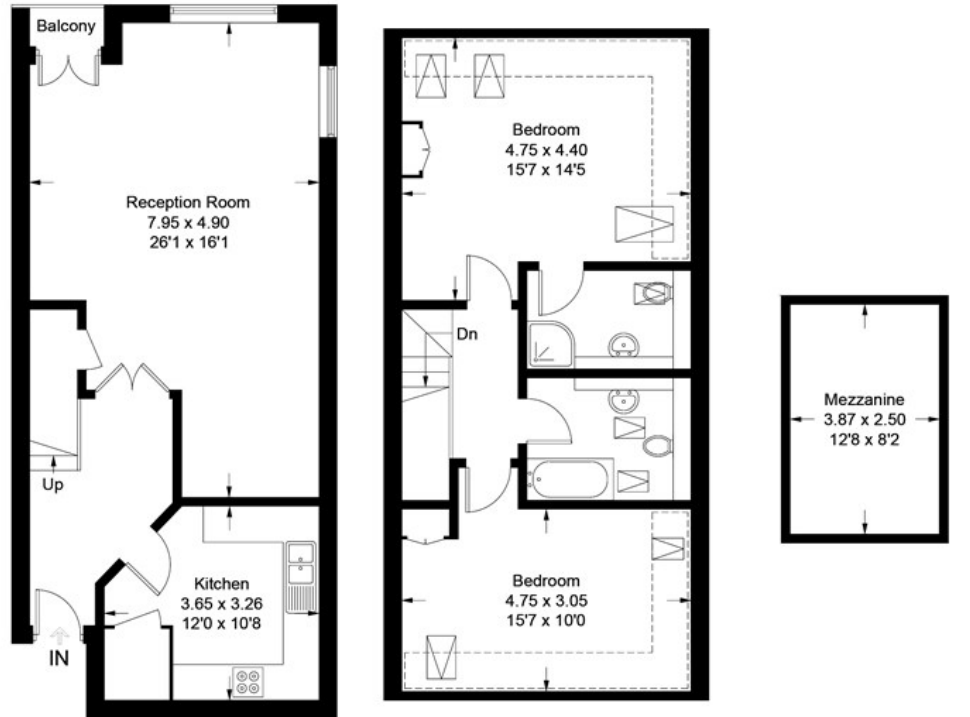
Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Lease: 100 years
Service Charge: £4339pa
Ground rent £125pa
Council: Richmond
Council tax band: F

Boatrace Court, London, SW14


Approximate Gross Internal Area = 105.8 sq m / 1138 sq ft
Mezzanine = 9.6 sq m / 103 sq ft
Total = 115.4 sq m / 1241 sq ft



Second Floor
52.7 sq m / 567 sq ft

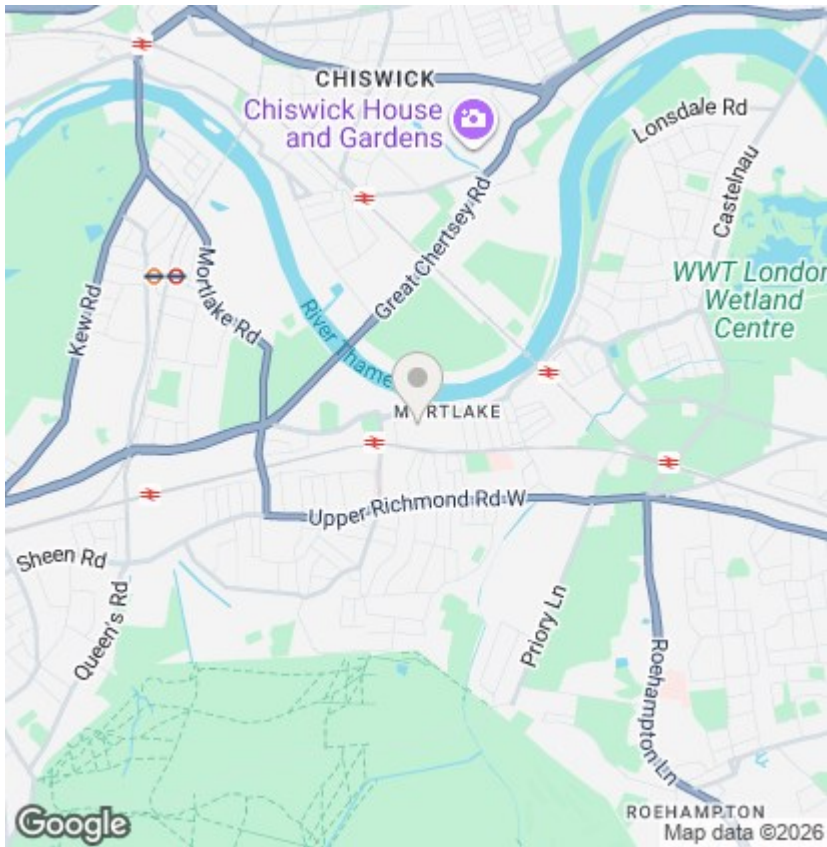
Third Floor
53.1 sq m / 571 sq ft

Mezzanine
9.6 sq m / 103 sq ft


 = Reduced headroom below 1.5m / 5'0

BOAT RACE COURT





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements