



VILLAGE
Properties

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

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £330,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Immediate 'exchange of contracts' available.



020 8876 2222

hello@village-properties.co.uk

Location

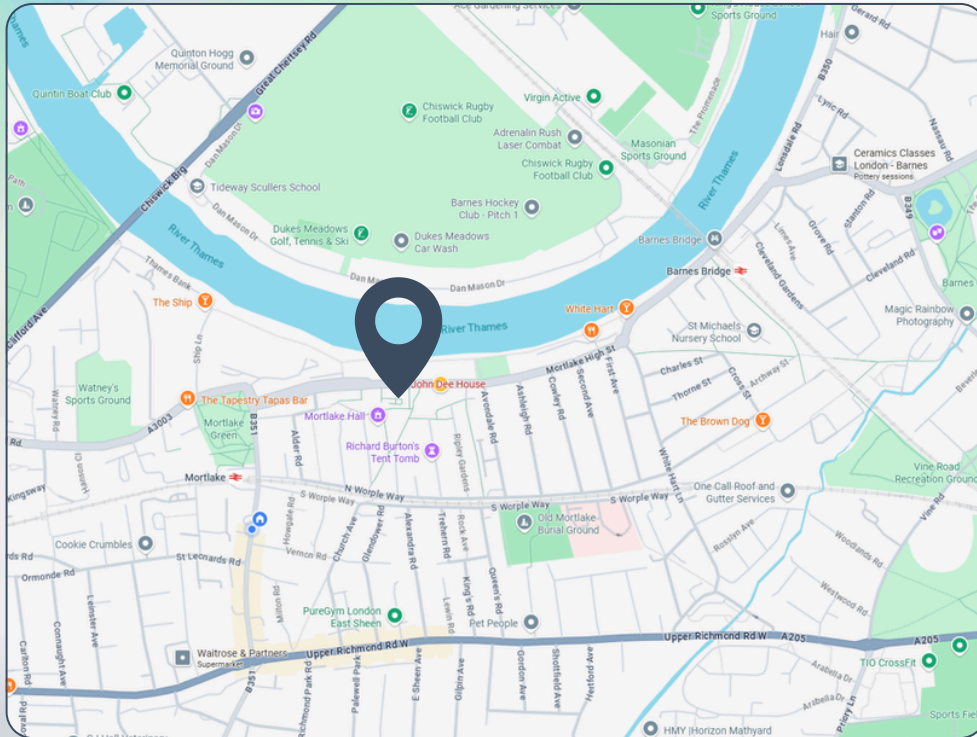
Step outside and you're moments from the best of Mortlake, East Sheen and Barnes.

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 currently has 82 years remaining. The Freeholder, Richmond Housing Partnership has recently confirmed the lease extension cost will be approx £6k-£8k plus fees. The buyer must make their own enquiries with RHP regarding any lease extension.

Freeholder : Richmond Housing Partnership

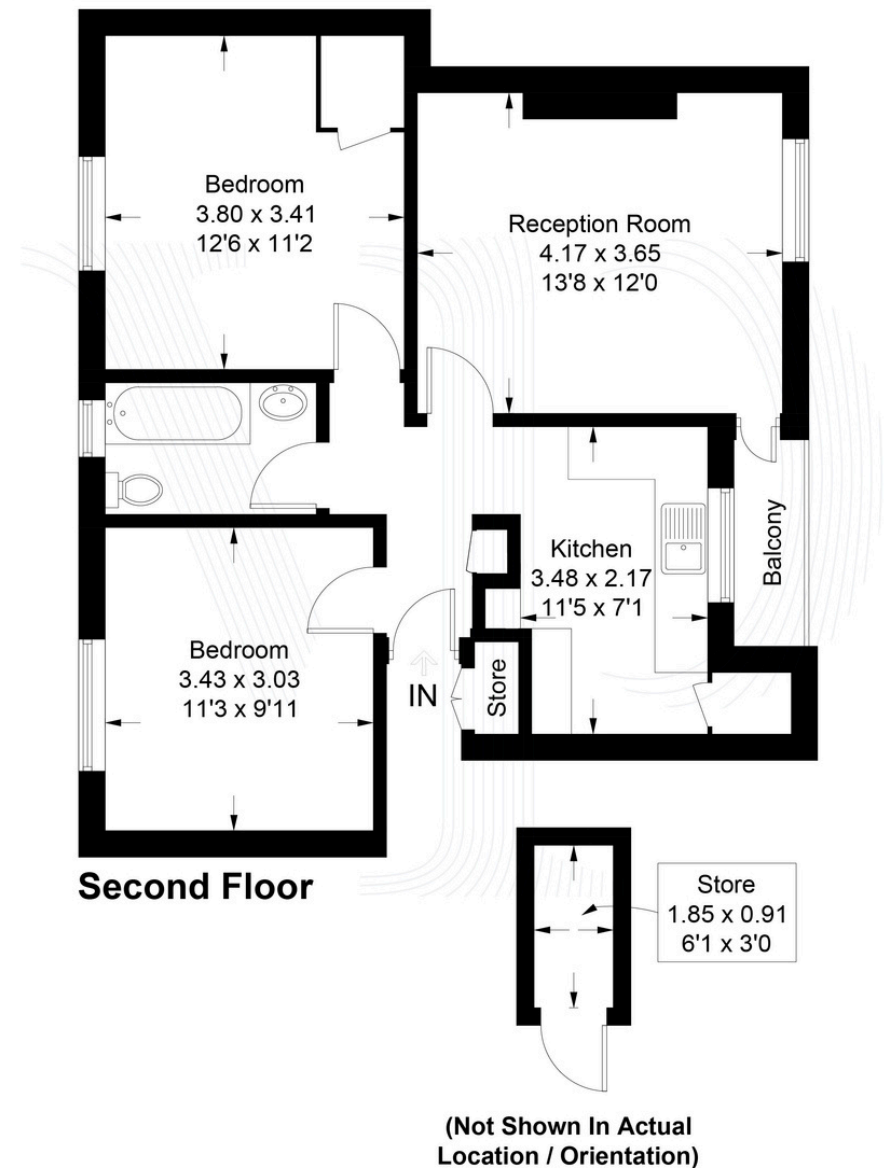
Service charge : £1273 per annum

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













Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.

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