



# Boatrace Court

69 Mortlake High Street, SW14

Asking Price £825,000

A first floor, direct river frontage apartment with two balconies overlooking the Thames, offered for sale with a share of freehold, chain free and with an underground parking space.

This extremely large (1252 sq. ft.) two double bedroom, two bathroom apartment has a large separate kitchen and a beautiful reception room with windows and balcony with sweeping views of the Thames.

Located in Mortlake between Chiswick and Barnes Bridge, this wonderful apartment has amazing views of the river to watch wildlife, boats and rowers, the finish line of The Boat Race is visible from your balcony!

There are many restaurants and shops nearby, along with access to Mortlake Station, just 0.3 miles away, with trains to Waterloo.

These properties are rare to find so a viewing is highly recommended.

**CHESTERTONS**



# Boatrace Court

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- Chain free
- Two double bedrooms
- Riverside location
- Secure underground parking
- Two Balconies
- Close to Mortlake station
- Approx. 1250 sq. ft. of living space



**Tenure:** Share of Freehold 96 years 10 months

**Service Charge:** £3855 Includes; Insurance, repairs and decorations to external property and to shared common parts

**Local Authority:** London Borough Of Richmond

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons East Sheen Sales*

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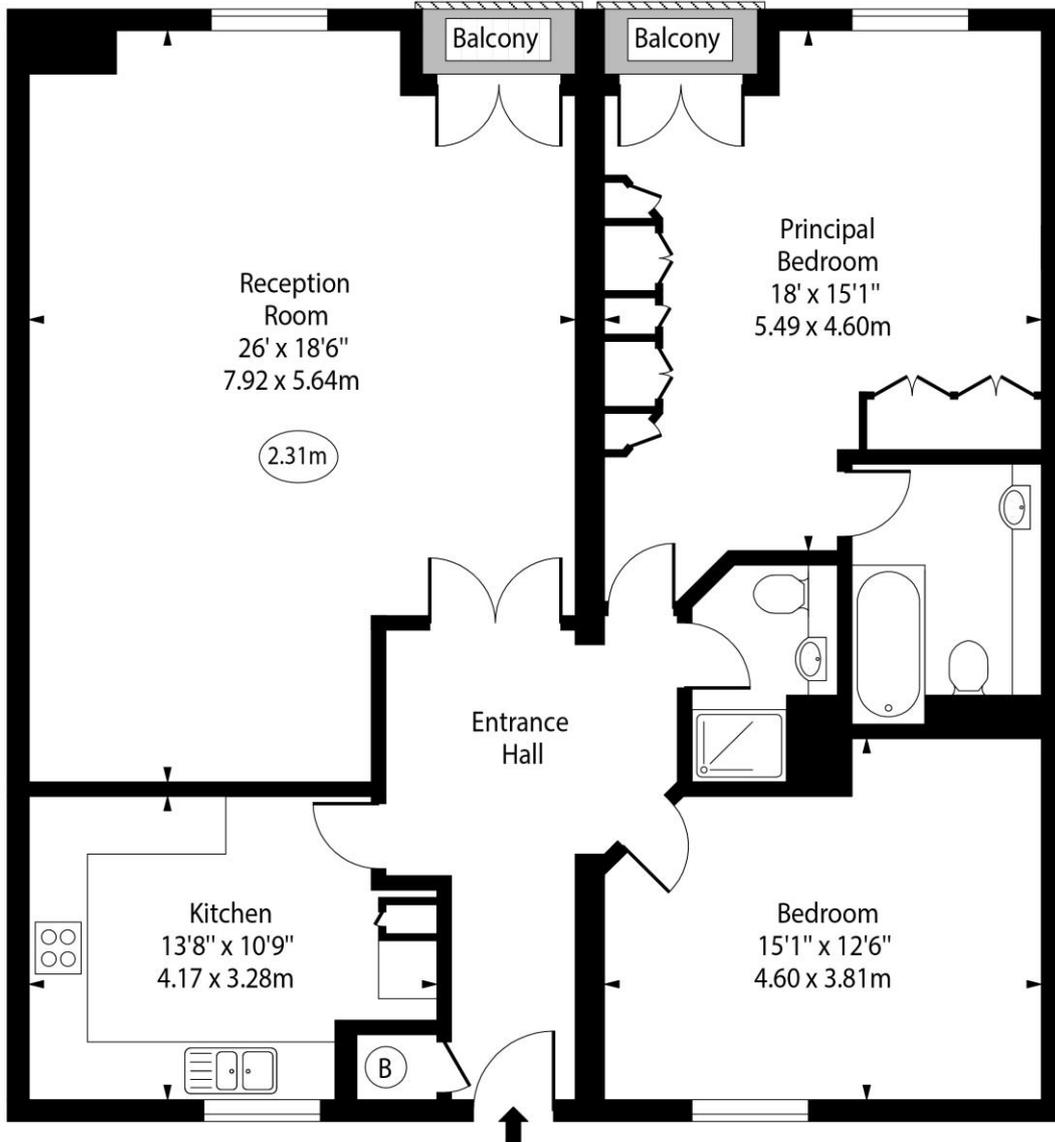
020 8104 0580

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Boatrace Court,  
Mortlake High Street, SW14



○ - Ceiling Height



First Floor

Approx Gross Internal Area 1252 Sq Ft - 116.31 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 025278E

