



**JAMES
ANDERSON**

Ripley Gardens
Mortlake SW14
Guide Price £1,325,000



Ripley Gardens Mortlake SW14

A beautifully refurbished and extended period family home located within a quiet cul-de-sac in Mortlake. This mid-terrace property is one of the nicest houses in the area and provides superb, modern and light accommodation arranged over three floors. Careful thought and consideration has gone into the décor and design of this lovely home. The ground floor has been re-modelled and offers a spacious living room with an attractive open fire, a cloakroom, and an impressive, extended kitchen/dining/family room, fitted with integrated appliances, a breakfast bar, and sliding doors out to the garden. The first floor comprises two double bedrooms, a single bedroom with fitted wardrobes, and a stylish family bathroom. A spacious double bedroom, and a stylish shower room are located on the second floor. The attractive rear garden is a 'suntrap' with a south westerly aspect with an impressive detached garden studio, and a gate providing useful rear access. Close to outstanding schools and conveniently placed for the shops and amenities of White Hart Lane and Barnes Village. Mortlake and Barnes Bridge stations are both within walking distance.

















Ripley Gardens

Approximate Gross Internal Area = 1425 sq ft / 132.3 sq m
(Including Reduced Headroom / Studio / Store)
Reduced Headroom = 38 sq ft / 3.5 sq m
Studio = 93 sq ft / 8.6 sq m
Store = 15 sq ft / 1.4 sq m



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Ground Floor
636 sq ft / 59.1 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor
234 sq ft / 21.7 sq m
(Including Reduced Headroom)



First Floor
447 sq ft / 41.5 sq m



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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.





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