



AN EXCEPTIONAL 3 BEDROOM PERIOD RIVERSIDE TOWNHOUSE WITH 70' REAR GARDEN

MORTLAKE HIGH STREET
LONDON, SW14 8HQ

Freehold

savills

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Double reception room ♦ Kitchen ♦ Garden room/payroom ♦
Master bedroom suite ♦ 2 further bedrooms ♦ Family bathroom
♦ 70' rear garden ♦ Spectacular river views ♦ Planning consent
granted ♦ Georgian townhouse ♦ EPC rating = D

Situation

The property is situated within a short walk of East Sheen and Barnes Village which offer an eclectic range of shops, restaurants and riverside pubs. For those who commute Barnes Bridge and Mortlake stations offer a service into Waterloo.

There are excellent recreational facilities in the area comprising, riding and walking in Richmond Park, riverside walks along the Thames towpath and polo at Ham. For those who enjoy sports there is The Riverside Health and Racquets Club, Roko, The Bank of England Sports Grounds and The Roehampton Club boasting the closest 18 hole golf course to Central London.

This area of The River Thames dates back to 1610 when the famous Mortlake Tapestry works was founded. The famous Oxford and Cambridge boat race which is held each year travels past the house and completes its course just by Chiswick Bridge.

Description

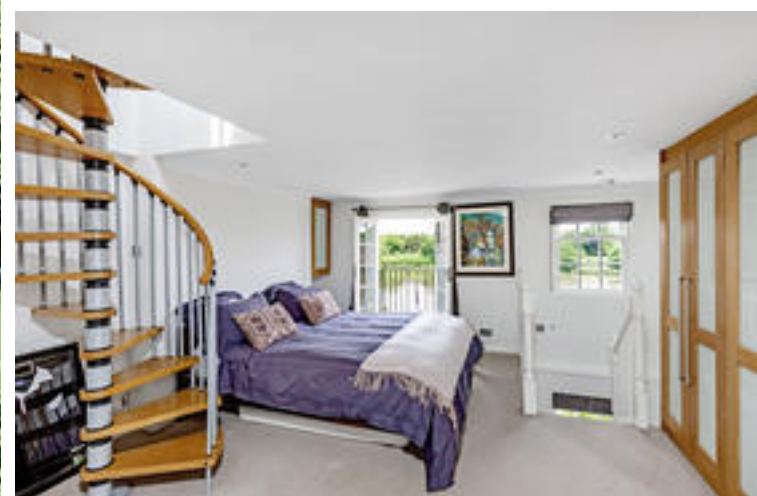
This elegant and beautifully presented family home dating back to c1780 is conveniently located in Mortlake and enjoys the most spectacular views of the river Thames and the fields beyond. The house also benefits from planning permission for two-storey, side and rear extensions which once completed would provide approx. an additional 1,000 sq feet of accommodation.

At present, the house is arranged over four floors, with high ceilings, period features and beautiful views of the river throughout. The ground floor features a double reception room with original wooden floors. Stairs lead down in to the kitchen/ breakfast room which boasts original flagstone flooring, utility space and W.C. with playroom/garden room leading out onto the garden.

On the first floor there are two double bedrooms with a family bathroom and on the second floor there is large master bedroom with fantastic views overlooking the river plus en suite shower room. To the rear are steps leading up to the 70 ft long landscaped garden. A paved patio area at the end of the garden hosts a seating area, perfect for enjoying the river views. There is storage down one side of the property with access to both front and back.

* Planning application number: 18/3689/HOT





Mortlake High Street

Approximate Gross Internal Area = 1912 sq ft / 177.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |