



# Beautiful 2 bedroom flat with river views.

**Flat 1, Boat Race House, Mortlake High Street, SW14 8AJ**

Leasehold (249 years remaining)



Kitchen/dining/reception room • Master bedroom suite • Further bedroom • Further bathroom • Balcony • First floor • Secure covered parking • River views

**Local information**

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.

The famous Oxford and Cambridge boat race which is held each year travels past the house and completes its course just by Chiswick Bridge.

**About this property**

A generously proportioned two bedroom apartment on the first floor with direct river views toward Chiswick Bridge. To the side is a large balcony accessed from the reception and both bedrooms. The bedrooms are served by two bathrooms with one ensuite. The apartments have been finished to exacting standards and include underfloor heating throughout, bespoke kitchens and wood flooring to the reception and hallways.

\*Please note the photos are of the show flat and are indicative of finish only.

**Tenure**

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**Boat Race House**

Approximate Gross Internal Area = 1311 sq ft / 121.8 sq m



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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