



A wonderful three bedroom penthouse on the banks of the river Thames.

Capatus House, 73 Mortlake High Street, London, SW14

£1,095,000 Leasehold (94 years remaining)



Penthouse duplex • Stunning river views • Roof terrace • Covered parking • Gated riverside development • Lift access

Local Information

Capatus House is situated along a very attractive stretch of the river Thames, opposite Dukes Meadows, and is 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 and The Roehampton Club boasting the closest 18 hole golf course to Central London.

The famous Oxford and Cambridge University Boat Race traditionally travels past the apartment and completes its course by Chiswick Bridge.

About this property

A wonderful three bedroom penthouse on the banks of the river Thames. Capatus House is a gated development set back from Mortlake High Street and offers a covered allocated parking space on the ground floor. The apartment is located on the third floor and has an entrance hall featuring limestone flooring. The principal bedroom offers far reaching river views and has an en suite shower room. The two further bedrooms are served by a family bathroom, and both the bathroom and the en suite shower room have windows which allow for natural light. A broad staircase takes you up to the 4th (top) floor which offers a generous vaulted reception room with French doors onto the spacious roof terrace with magnificent views up and down stream of the Thames, capturing both Chiswick and Barnes bridges. The kitchen/breakfast room is situated to the rear of the reception space and also features limestone flooring. Capatus House has the additional benefit of lift access.

Tenure

Leasehold – 94 years remaining

Local Authority

Richmond

Energy Performance

EPC Rating = C






Capatus House

Approximate Gross Internal Area = 1162 sq ft / 108 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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