



## 2 bed apartment to buy in SW14

Mortlake High Street, London, SW14 8HW

**£330,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2nd floor purpose-built flat
- ✓ Lounge with access to the private balcony
- ✓ Modern kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This home is perfect for a first time buyer who wants a solid, low maintenance start in a friendly neighbourhood, or for an investor seeking a reliable, easy to let property with strong fundamentals. It suits anyone who values simplicity, comfort, and a home that quietly supports everyday life without demanding constant upkeep.

This is a warm, freshly decorated two-bedroom home where everything feels easy, calm, and ready for your next chapter. Sitting on the second floor with uplifting big sky views from your private balcony, this 620 sq ft flat offers that rare blend of practicality and comfort with modern interiors, double glazing, a combi boiler, so all the expensive jobs are already done.

The flat's layout flows effortlessly from the welcoming hallway, complete with a handy storage cupboard, into the kitchen which feels instantly welcoming, bright, modern, and thoughtfully laid out so everyday life runs smoothly. There are two genuinely good double bedrooms, each offering space to breathe, work, or unwind. The lounge opens directly onto the balcony, your own little perch above the neighbourhood and the perfect spot for a slow morning coffee or an evening drink as you watch the world drift by below. The white bathroom is clean and bright, with a shower over the bath, making everyday routines feel simple and easy.

And on the ground floor, the brilliant secure private storage cupboard is a real bonus, spacious enough to wheel a bike straight in, with plenty of room left over for everything from suitcases to seasonal bits you want neatly out of the way.

Everything here is clean, crisp, and move in ready, so your energy goes into living, not renovating.

Step outside and you're moments from the best of Mortlake, East Sheen and Barnes.

Grab your morning flat white from any of the independent coffee stops on Sheen Lane, White Hart Lane and Barnes Village, wander through the leafy paths of Mortlake Green, or spend a slow Sunday strolling along the Thames towpath.

Mortlake High Street brings independent shops, cosy cafés, and a genuine village feel, while Richmond Park, one of London's greatest natural treasures, is close enough to become part of your weekly routine. Whether you're cycling, picnicking, or simply exploring, the area offers a lifestyle that feels grounded, green, and wonderfully local.

Commuting is refreshingly straightforward with Mortlake Station nearby, offering direct trains to London Waterloo in around 25 minutes, making the morning journey feel manageable and predictable. Bus routes connect you easily to Richmond, Barnes, and Putney.

Families will appreciate the proximity to well-regarded local schools, such as Thomson House and Barnes Primary to name a couple.

Local Authority: Richmond Borough Council

Council Tax Band: C - £2209.87 - 2026/2027

EPC : Band C

The lease currently has 82 years remaining. The Freeholder, Richmond Housing Partnership has recently confirmed the lease extension cost will be approx £6k-£8k plus fees. The buyer must make their own enquiries with RHP regarding any lease extension.

Freeholder : Richmond Housing Partnership

Service charge : £1273 per annum

Ground Rent : £10.00 Per annum

620 Sq Ft (Including the store - 644 sq ft)

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 82

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,273.00

Price: Starting Bid £330,000

Property Type: Apartment

Parking: Permit Parking

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

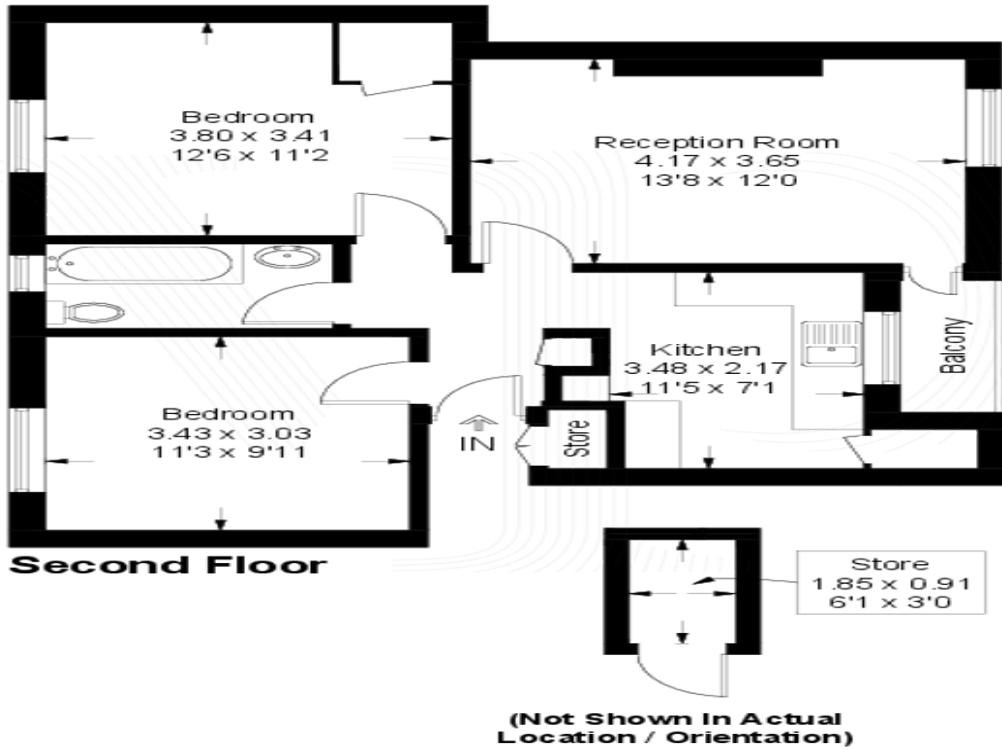
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Mortlake High Street, London, SW14

Approximate Gross Internal Area = 57.5 sq m / 620 sq ft  
 Stores = 2.2 sq m / 24 sq ft  
 Total = 59.7 sq m / 644 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.  
 Measurements are approximate & only for illustrative purposes.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Mortlake High Street, London, SW14 8HW

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