



JAMES
ANDERSON

Langdon Place
Mortlake SW14





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* EXCELLENT POTENTIAL TO EXTEND (STPP) * NO ONWARD CHAIN * LARGE GARDEN *

An opportunity to buy and modernise this three bedroom end of terrace house within close proximity to Mortlake Station, the River Thames and both East Sheen and Richmond town centres. The property occupies a wide plot offering the potential to extend both to the side and at the rear of the ground floor together with the option to add additional bedrooms in the loft (subject to usual local authority consents).

The current accommodation offers entrance hallway, a spacious reception room with wooden flooring, fitted kitchen, cloakroom and bathroom with bath and separate shower cubicle. In addition there is a conservatory area suitable for storage and a mature and well kept rear garden with useful rear access. The first floor boasts three double bedrooms (two with built in wardrobes) and the master bedroom as the benefit of an ensuite wash room. Langdon Place is well located for access to Mortlake Station (23 mins to Waterloo) and can be reached via Rosemary Lane, to the rear of the property. Mortlake Green, Richmond Park and Kew Gardens are all near by as are local supermarkets and shopping.



Three Double Bedrooms



One Bathroom



Large Reception Room



Modern Fitted Kitchen



Freehold | Council Tax Band D



Short Walk To Mortlake Station (Zone 3)



Thomson House Primary School



Cul-De-Sac Location



Potential To Extend (STPP)



Semi Detached House











Langdon Place

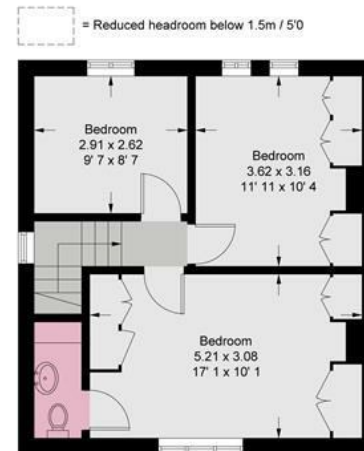
Approximate Gross Internal Area = 922 sq ft / 85.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Garden Room = 111 sq ft / 10.3 sq m
Total = 1047 sq ft / 97.3 sq m



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Ground Floor
479 sq ft / 44.5 sq m
(Including Reduced Headroom)



First Floor
457 sq ft / 42.5 sq m

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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