



Cromwell Place, London
£840,000

3 bed split level maisonette | Share of Freehold **UNDER OFFER**

From the very moment one enters this home you are struck by a wealth of period features incorporating high ceilings, original coving, original fireplaces, lounge with authentic wooden flooring, and tall, wooden sash windows. Upon entering the living room you are struck by how light, bright and airy the space is.

Added to which from the grand sash window you look directly onto Mortlake Green with its array of trees, open spaces and mature shrubs. This view commands your attention whatever time of the year you look at it.

From the living room there are tall, original wooden doors which take you through to the sizable contemporary kitchen with stone worktops and fully fitted appliances. It is worth noting that this space can easily accommodate a large, dining table plus chairs.

From this delightful space there are French doors which lead onto a private balcony/terrace overlooking the incredible garden.

On the same floor there is also a very convenient family bathroom complete with bath, overhead shower, WC, and wash basin.

Stairs lead down to the lower ground floor which comprises a hallway with storage, a third bedroom which would be equally beneficial as a working from home office space, a good size second double bedroom, complete with built-in wardrobes, and a wonderful master bedroom with wood flooring, and direct access to the garden. This particular bedroom is also enhanced by its own modern and recently refitted ensuite bathroom.

The garden is west facing, low maintenance, but still with the original period wall intact, a mature tree to the rear and a number of shrubs, plus a newly landscaped limestone paved area. This entire space measures over 50 feet with practical side access. It is quite simply a delightful space for entertaining family members and guests. Combining the very best of period features with so many contemporary elements and a garden your neighbours will be envious of, this home would be the perfect purchase for first time buyers, those looking to downsize from larger properties, or equally those with young children seeking to benefit from the close proximity to the 'Outstanding' Thompson House Primary School.

Cromwell Place is a Victorian mews in a cul-de-sac overlooking Mortlake Green, with Mortlake station and the Ofsted rated 'Outstanding' Thompson House primary School opposite. Mortlake is one of southwest London's oldest Thames side villages. Mentioned in the Domesday Book in 1086, it grew around fishing, brewing and the famous Mortlake Tapestry Works, whose works once hung in royal collections across Europe. Today it is perhaps best known as the traditional finish of the Oxford and Cambridge Boat Race, the crews crossing the line at Chiswick Bridge each spring with crowds gathered along the towpath.

That unique blend of riverside heritage and genuine village charm gives Mortlake a character entirely its own. Perfectly positioned between Barnes SW13 and East Sheen's town centre, Mortlake is a lovely network of quiet, characterful residential roads sitting between the railway and the River Thames. The river is the village's defining feature, with the Thames towpath running directly past historic landmarks including the Ship Inn and offering a treasured everyday resource for runners, walkers and cyclists, with Barnes, Hammersmith and Putney all reachable on foot or by bike. At the village's heart sits Mortlake Green, a lovely pocket of open space with a children's playground that draws families year round.

The village's social heart lies just around the corner on White Hart Lane, the spine of the Little Chelsea pocket straddling the Barnes and Mortlake border. Here, a beautiful run of independent boutiques, delis, cafés and restaurants sit alongside one of London's true culinary destinations in Rick Stein, plus a clutch of much loved pubs, all within a few minutes' walk. Barnes Village itself, with its pond, Saturday farmers' market and the cultural anchor of the restored Olympic Studios cinema and members' club, is barely further. For day to day convenience, East Sheen's parade of shops on the Upper Richmond Road, with its Waitrose and growing destination food scene, is equally close.

Mortlake is also remarkably well served for green space and active living. Richmond Park is a short walk away, alongside Barnes Common, East Sheen Common and the playing fields of Barn Elms. There is a strong rowing tradition along this stretch of the Thames, and the area has long attracted residents drawn to the water and recreational cyclists heading out into Surrey at the weekend.

Families are particularly well served. Mortlake sits within easy reach of some of the most highly rated state primaries in Richmond borough, including Thomson House, East Sheen Primary and Sheen Mount, and is close to leading independents including The Harrodian School, St Paul's and Tower House. Mortlake station offers a direct service into Waterloo, with Barnes and North Sheen also nearby.

Council Tax Band: E (London Borough of Richmond upon Thames)

Tenure: Share of Freehold (150 years)

Ground Rent: £80 per year

Building insurance £650

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden, Terrace



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.



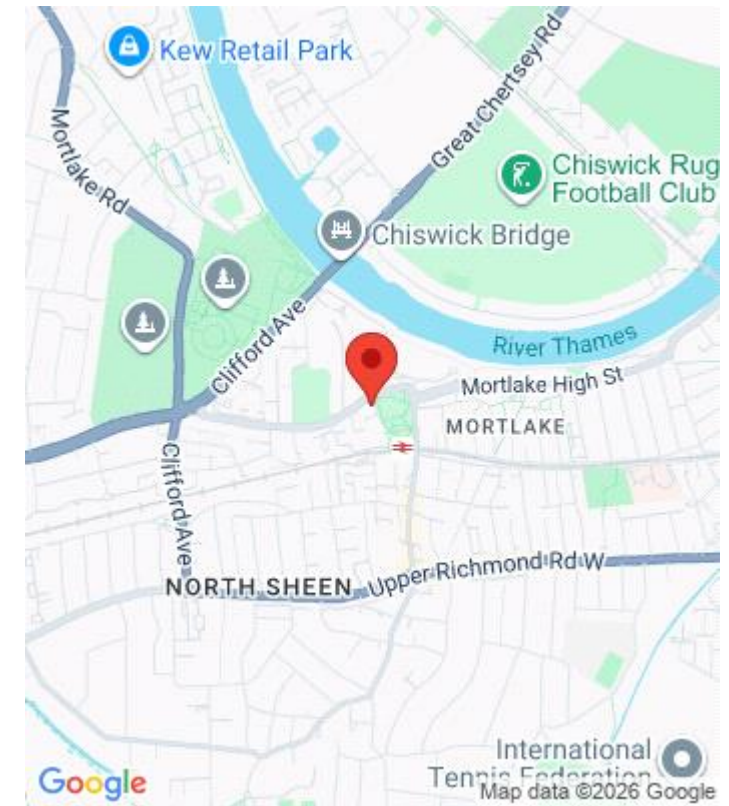
Cromwell Place, SW14

Approximate gross internal area
87.79 sq m / 945 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	78
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
Sceon and Berne Ltd

52 White Hart Lane, London SW13 0PZ

Tel: 020 3621 2000 Email: david@sceonberne.com Website: www.sceonberne.com