

# Lot 17, 39 Vineyard Path, Mortlake, London,

**SW14 8EL**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Unique Office Live Work Maisonette Opportunity in Popular South West London Suburb

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Unique Office Live Work Maisonette Opportunity in Popular South West London Suburb

- Office/Live/Work unit with 2 Bedrooms, Garage and Balcony
- Popular and Highly Affluent South West London Suburb
- Approximately 150 meters (165 yards) from Mortlake Station and 1 mile from Kew Gardens and, Richmond Park
- Excellent Communication Links
- Approx. Gross Internal Area 115.73 sq. m. (1,255 sq. ft.) over Ground, First and Second floors
- Potential to convert to full Residential Use, subject to necessary consents
- Nearby occupiers Tesco Express, Gail's Bakery, Superdrug, Boots and an eclectic mix of retailers and restaurants

#### Lot

17

#### Auction

6th May 2026

#### Vacant Possession

#### Status

Available

#### Sector

Office/Live/Work, Residential, Live/Work

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles south west of Central London

#### Roads

A307, A3, A4, M4

#### Rail

Mortlake Railway Station (Direct to London Waterloo in 23 mins)

#### Air

London Heathrow Airport

### Situation

Mortlake is an affluent, desirable and densely populated South West London suburb some 2 miles east of Richmond and 2 miles west of Putney. The property is prominently situated on Mortlake High Street, close to its junction with Vineyard Path, approximately 1 mile north of Richmond Park and 1 mile east of Kew Gardens. The property also benefits from being some 150 meters from Mortlake Station and 500 meters from Upper Richmond Road West, a prime retailing thoroughfare. Nearby occupiers Tesco Express, Gail's Bakery, Superdrug, Boots and an eclectic mix of retailers and restaurants.

### Tenure

Virtual Freehold. Held for a term of 999 years from 25/03/1999.

### EPC

Band D.

### Description

The property comprises a three storey office/live/work unit with a garage and bathroom on the ground floor, with office/live/work accommodation and private south facing balcony on the first floor. The property benefits from two double bedrooms and a bathroom on the second floor.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (Gross Internal Area)	Floor Areas Approx sq ft (Gross Internal Area)	Possession
Ground	Garage/Bathroom	35.49	(382)	VACANT
First	Office/Live/Work	36.14	(389)	
Second	2 x Bedroom/Bathroom	44.10	(484)	
<b>Total Approximate Floor Area</b>		<b>115.73</b>	<b>(1,255)</b>	

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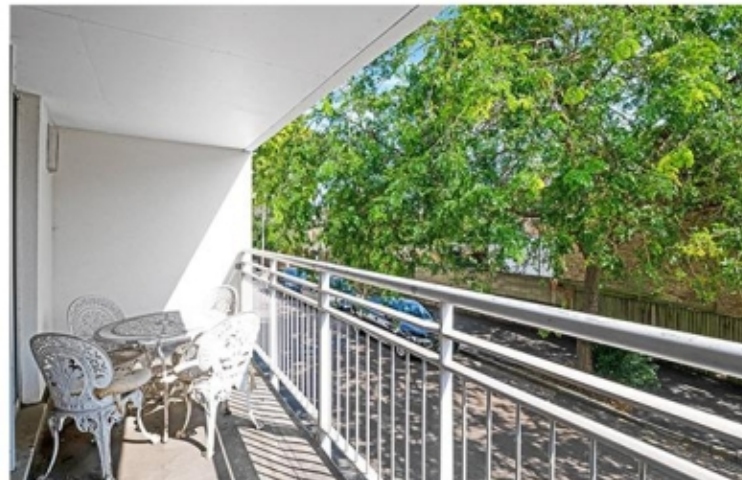
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**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 382 SQ FT  
FLOOR AREA WITHOUT GARAGE 182 SQ FT


**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 389 SQ FT

**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT



**APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1255 SQ FT / 117 SQM**  
**APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1055 SQ FT / 98 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Vineyard Path	
date	12/08/25
	

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## Contacts

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2024