

Lot 15, 39 Vineyard Path, Mortlake, London,

SW14 8EL

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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

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 metres (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
15

Auction
11th June 2026

Vacant Possession

Status
Available

Sector
Office/Live/Work, Residential

Auction Venue
Live Streamed Auction

On the instructions of SIPP Administrators.

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 at a rent reserved of £200 per annum exclusive, throughout the term. A copy of the headlease is available within the Legal Pack.

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.

DISCLAIMER

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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)	
Total Approximate Floor Area		115.73	(1,255)	

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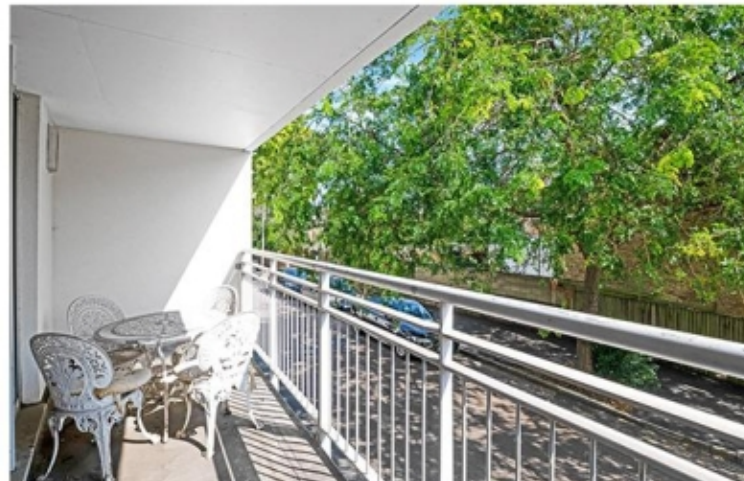
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GROUND FLOOR
GROSS INTERNAL FLOOR AREA WITH GARAGE 382 SQ FT
FLOOR AREA WITHOUT GARAGE 182 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 389 SQ FT

SECOND FLOOR
GROSS INTERNAL FLOOR AREA 484 SQ FT



<p>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</p>	<p>Vineyard Path</p>
	<p>date 12/08/25</p>
	<p>photoplan </p>

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Contacts

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2024