



JAMES  
ANDERSON



## TO LET

Avondale Road, Mortlake, SW14

**£2,500 Per Calendar**

Per Calendar Month

Attractive, period, first floor maisonette which is located on a highly desirable road in Mortlake and with excellent transport links. The current accommodation is arranged to provide a sitting room, two bedrooms, a spacious, modern kitchen/dining area and a modern bathroom, that has access down to a private, enclosed rear garden with ample storage and rear access. Excellent public transport links are available with Barnes Bridge and Mortlake stations a short walk away, as well as local bus services providing access into Hammersmith and Putney with its underground network.



Two Bedrooms



Modern Bathroom



Living Room



Spacious Kitchen/Dining Room



EPC Rating D / Council Tax D / Deposit £2,884.62



Barnes Bridge/Mortlake Stations



Outstanding Local Schools



Private Rear Garden



River Thames



12 Month Minimum Term / Holding Deposit £576.92



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 878 8688**



## Avondale Road

Approximate Gross Internal Area = 706 sq ft / 65.6 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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