



JAMES  
ANDERSON



## TO LET

Dukes Court, Mortlake, SW14

**£1,900 Per Month**

Per Month

A spacious and beautifully presented two bedroom apartment, ideally situated just a short stroll from the River Thames and Mortlake Station. This well appointed property boasts two generous double bedrooms, a sleek modern bathroom with a shower over the bath, and a stylish fitted kitchen that flows seamlessly into a bright, expansive living area enhanced by elegant wooden flooring.

Located in Dukes Court on Mortlake High Street, the apartment offers easy access to several outstanding local schools and excellent transport links. Perfectly suited for professionals, couples, or small families seeking comfort, convenience, and a vibrant riverside lifestyle.



Two Double Bedrooms



Fitted Bathroom



Bright Reception Room



Modern Kitchen



EPC C / Council Tax E / Deposit £2,076.92



Mortlake Station



Outstanding Local Schools



River Thames



Mortlake Green

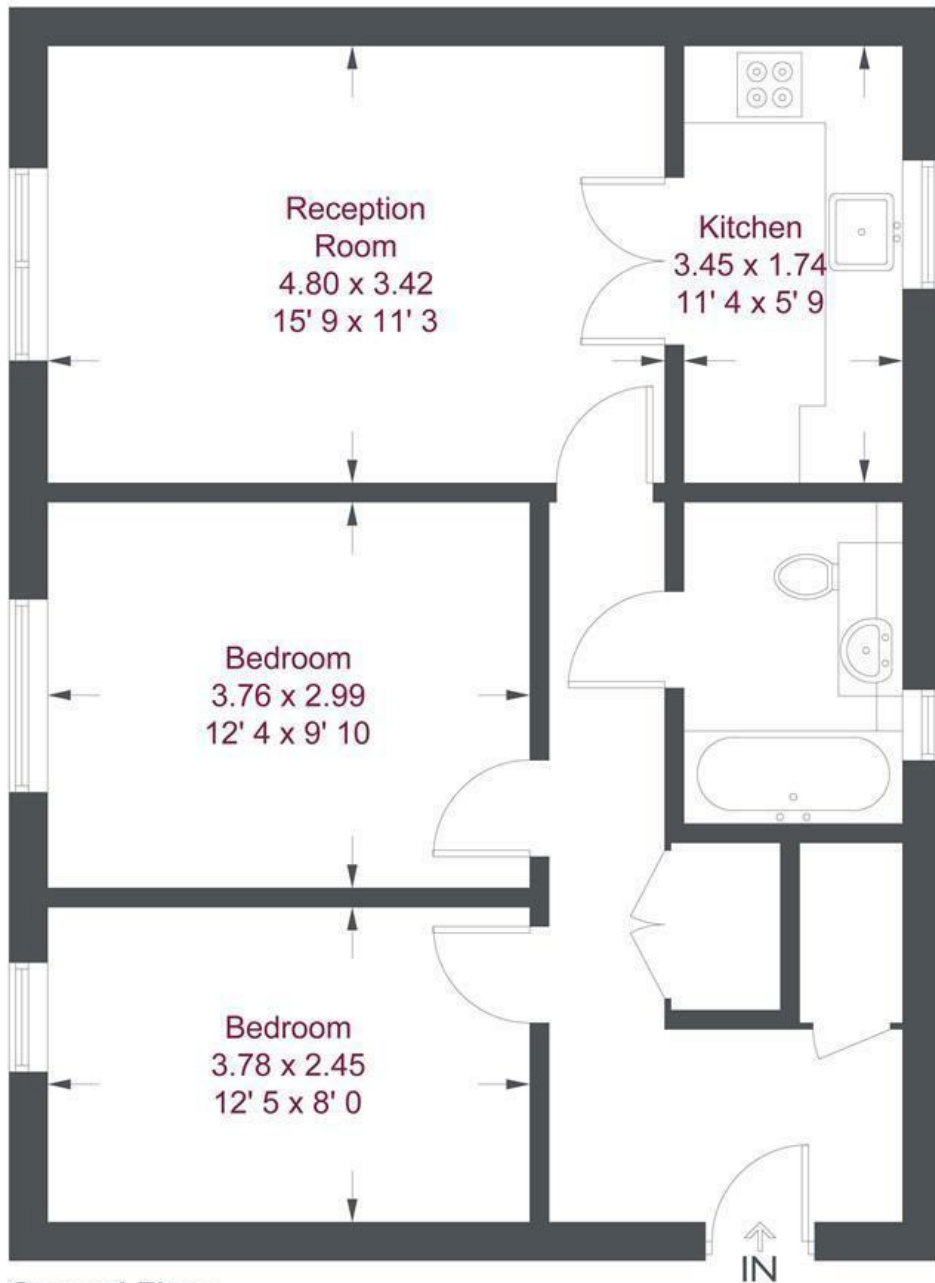


12 Month Minimum Term / Holding Deposit £415.38



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

0208 878 8688




**Ground Floor**

## Dukes Court

Approximate Gross Internal Area = 657 sq ft / 61 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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 