



**JAMES
ANDERSON**



TO LET

Ashleigh Road, Mortlake, SW14

£2,000 Per Calendar

Per Calendar Month

A well positioned first floor period maisonette situated in Mortlake, in close proximity to Barnes Bridge and Mortlake railway stations. The property offers two double bedrooms, a spacious reception room, family bathroom, kitchen with separate dining room and private garden. Ashleigh Road is well located for Mortlake High Street and the many bars, restaurants and shops in Barnes.



Two Double Bedrooms



White Bathroom Suite



Bright Reception Room



Smart Kitchen



EPC D / £2,307.69 Deposit / Council Tax D



Barnes Bridge / Mortlake Station



Thomson House School



Close to Mortlake



Private Garden



12 Month Minimum Term / £461.53 Holding Deposit



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

0208 878 8688

Ashleigh Road

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 1 sq ft / 0.1 sq m
 Total = 790 sq ft / 73.4 sq m



= Reduced headroom below 1.5m / 5'0



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	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

