



**JAMES  
ANDERSON**



## TO LET

Victoria Road, Mortlake, SW14

## £3,550 Per Month

Per Month

This charming two double bedroom cottage is located in the sought after Victoria Road just moments from Mortlake train station and the River Thames. The property offers spacious and versatile open plan accommodation which includes a modern kitchen breakfast room with tri-folding doors leading to a sunny, mature garden. Principal bedroom with stylish en-suite and another large double bedroom as well as a family shower room. There is also a spacious lounge area with open fireplace and an extensive attic room that is perfect for a home office, home cinema or an occasional bedroom.



Two Double Bedrooms



Two Bathrooms



Open Plan Kitchen



Bright Reception Room



EPC D / Council Tax D / £4,038.46 Deposit



Mortlake Station



Thomson House School



Character Cottage



Private Garden



12 Month Minimum Term / £807.69 Holding Deposit



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

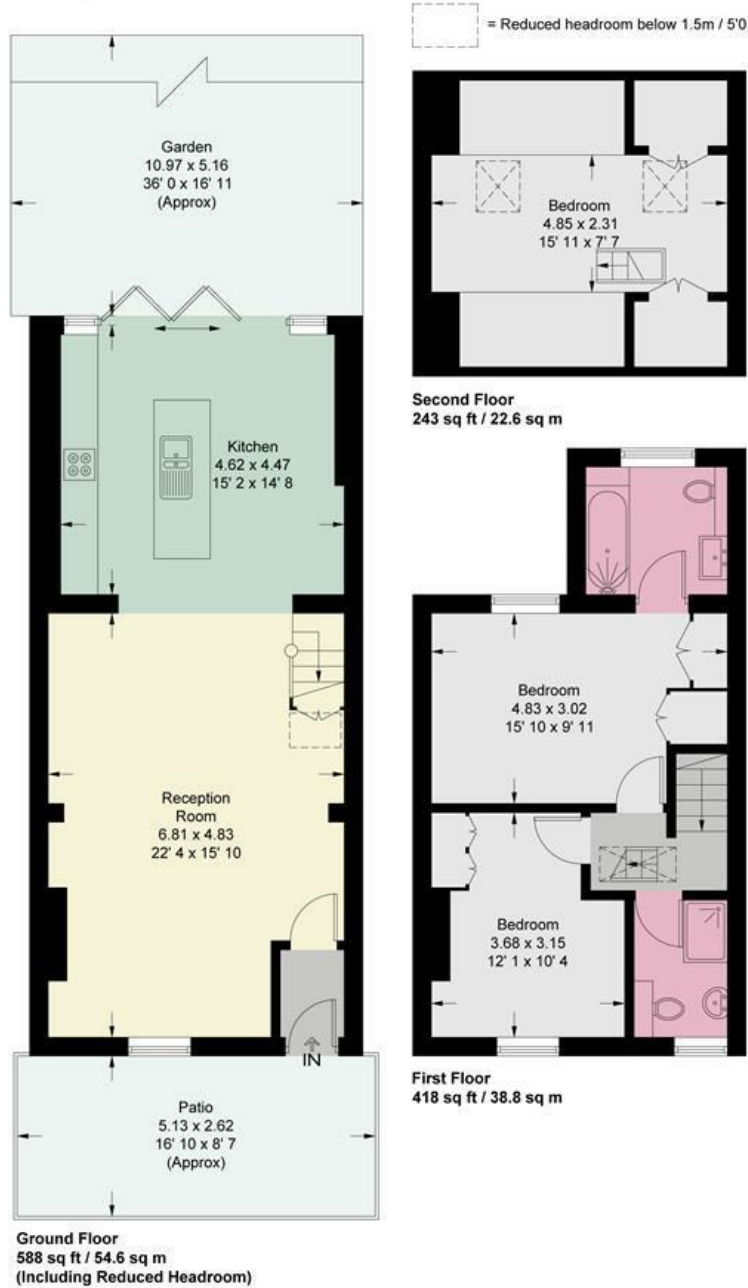
0208 878 8688

# Victoria Road

Approximate Gross Internal Area = 1244 sq ft / 115.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 1249 sq ft / 116 sq m



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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

