



JAMES
ANDERSON



TO LET

Ashleigh Road, Mortlake, SW14

£2,250 Per Month

Per Month

This well-presented ground floor maisonette on the popular Ashleigh Road offers a flexible layout that can be used as either a two-bedroom apartment with one reception room or a one-bedroom with two reception rooms. The property features a modern kitchen that opens directly onto a large private rear garden, a spacious front room with a period fireplace, and a stylish bathroom. Ashleigh Road is conveniently located for both Mortlake and Barnes Bridge stations, as well as the independent shops and restaurants of White Hart Lane.



Two Bedrooms



Modern Bathroom



Bright Living Room



Immaculate Kitchen



EPC C / Council Tax D



Close to Mortlake Station



Thomson House School



Close To River Thames



Enclosed Rear Garden



Deposit £2,596.15 / £519.23 Holding Deposit



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

0208 878 8688



Ashleigh Road

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Total = 762 sq ft / 70.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with RICS Valuation Practice

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

