



**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



Ground Floor

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 the current edition of the RICS Code of Measuring 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		

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		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

