



JAMES  
ANDERSON



## TO LET

Ashleigh Road, Mortlake, SW14

**£1,950 Per Month**

Per Month

This Immaculate ground floor maisonette is located on the popular Ashleigh Road. The property offers a nice modern kitchen which leads directly out to a large private rear garden, a spacious front room with period fire place. There is also a large double bedroom, a second reception room and a lovely bathroom. Ashleigh Road is conveniently located for Mortlake and Barnes Bridge Station as well as the independent shops and restaurants on White Hart Lane.

Deposit Required £1,955.76

Minimum Term: 12 months

Holding Deposit: £391.15



Double Bedroom



Modern Bathroom



Bright Living Room



Immaculate Kitchen



EPC Rating C



Close to Mortlake Station



Thomson House School



Close To River Thames



Enclosed Rear Garden



Council Tax Band D (£2022)



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 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			
(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 <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			
England & Wales		EU Directive 2002/91/EC	

