



**JAMES
ANDERSON**









TO LET

Ashleigh Road, Mortlake, SW14

£3,495 Per Calendar

Per Calendar Month

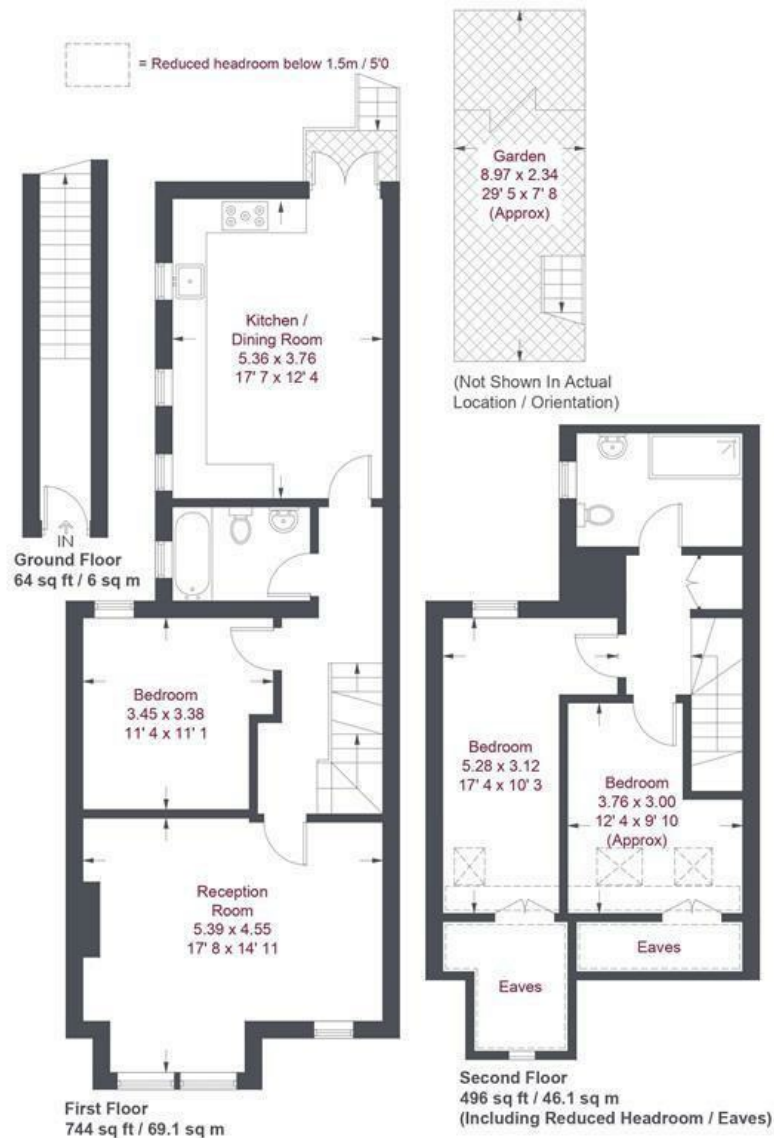
This beautifully refurbished top-floor maisonette spans two floors and has been finished to an exceptional standard, featuring new carpets and wooden flooring throughout. The property offers three spacious double bedrooms and two stunning bathrooms. The modern kitchen opens to a staircase leading down to a private garden, perfect for outdoor relaxation. Situated on the leafy Ashleigh Road, the property is just moments from local amenities, the river, and excellent transport links.

-  Three Double Bedrooms
-  Two Bathrooms
-  12 Month Minimum Term/ £806.53 Holding Deposit
-  Modern Kitchen
-  EPC Rating D / Council Tax D / Deposit £4,032.69
-  Mortlake Station
-  Thomson House
-  River Thames
-  Private Garden
- 



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

0208 878 8688



Ashleigh Road

Approximate Gross Internal Area = 1213 sq ft / 112.7 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 91 sq ft / 8.5 sq m

Total = 1304 sq ft / 121.2 sq m

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		
(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	

