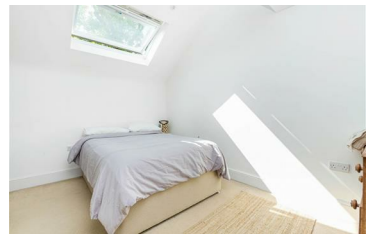




**JAMES  
ANDERSON**



# TO LET





Lambourn House, Mortlake, SW14

# £1,800 Per Month

Per Month

Fantastic first floor apartment situated minutes from Mortlake Station and within close proximity to East Sheen town centre with its array of shops, cafes and restaurants. The property benefits from a spacious open plan living area with high vaulted ceilings, modern fitted kitchen with integrated appliances, double bedroom, bathroom suite with shower over the bath and a separate cloakroom. Further benefits include wooden flooring throughout with underfloor heating. Lambourn House is also a short walk from Barnes and the River Thames.

-  One Double Bedroom
-  One Bathroom
-  Unfurnished
-  Open Plan Kitchen
-  EPC C | Council Tax Band C

-  Mortlake Train Station
-  Thomson House Primary School
-  Near to Mortlake Green
-  Purpose Built Apartment
-  Deposit Required £2076.92 | Holding Deposit £415.38



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

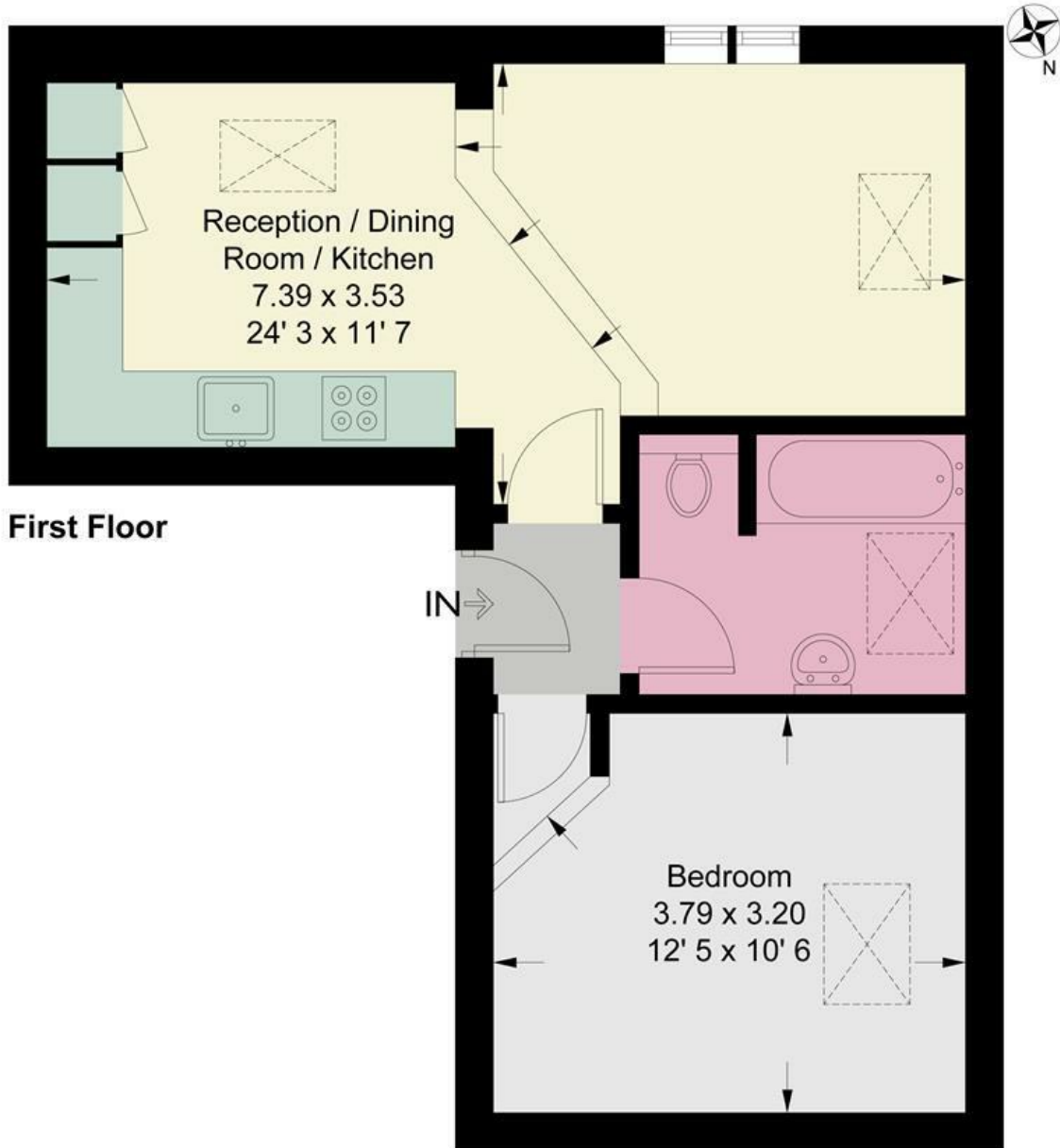
0208 876 6611

# Lambourn House

Approximate Gross Internal Area = 456 sq ft / 42.4 sq m



**JAMES  
ANDERSON**



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>		<b>78</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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>		<b>85</b>	<b>85</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		

