



**JAMES  
ANDERSON**



## TO LET

Cowley Road, London, SW14

## £2,650 Per Month

Per Month

A unique two bedroom, two bathroom ground floor maisonette in the very popular Cowley Road, Mortlake. The property provides an open plan living space which comprises of lounge, dining area, kitchen with access to a rear door leading to an enclosed courtyard garden. The master bedroom has built in wardrobes and an en-suite shower room, there is a second double bedroom with built in wardrobe and a family bathroom with shower over bath. The property also benefits from wooden floors throughout and good storage. Excellent transport links with Barnes Bridge Station or Mortlake Station close by and a regular bus service to Hammersmith.



Two Bedroom



Two Bathroom



Open Plan Living



Spacious Kitchen



EPC Rating C / Council Tax D / £2,596.15



Barnes Bridge Station



Thomson House School



Close To The River Thames



Courtyard Garden



12 Month Minimum Term / £519.23 Holding Deposit

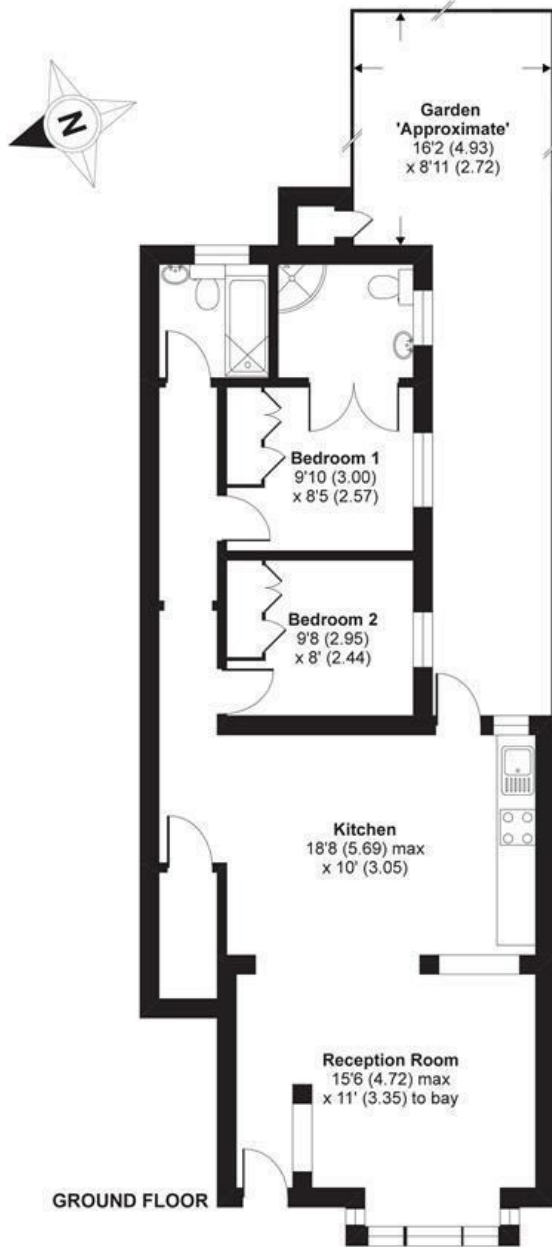


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Cowley Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT 69.5 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>		69	72
(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>			
(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		

