



JAMES  
ANDERSON



## TO LET

Victoria Road, Mortlake, SW14

**£2,750 Per Month**

Per Month

A large, stunning two bedroom mid terrace cottage situated in a quiet residential road which is within walking distance to Mortlake train station and local amenities. The property comprises modern kitchen with appliances with a separate utility room, a spacious and bright reception room, two double bedrooms and stylish bathroom with a roll top bath. The property benefits from off road parking and an enclosed rear patio garden.



Two Bedrooms



Modern Bathroom



Spacious Reception



Eat In Kitchen



EPC Rating D / Council Tax E / Deposit £3,173.07



Mortlake Station



Thomson House School



Off Street Parking



Private Garden



12 Month Minimum Term / Holding Deposit £634.61

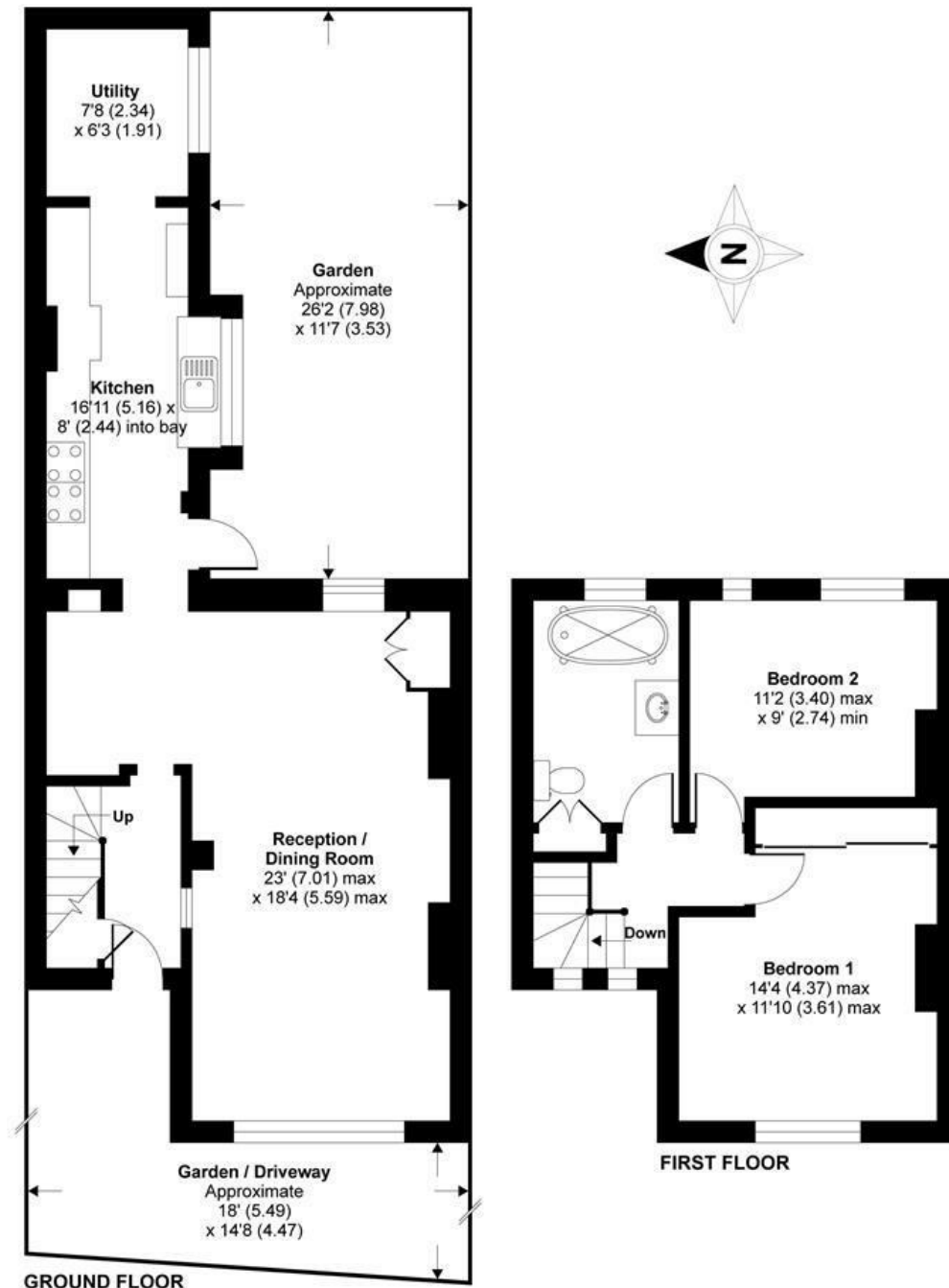


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 878 8688**

# Victoria Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT 89.2 SQ METRES



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) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

