



**JAMES
ANDERSON**



TO LET

Alder Road, Mortlake, SW14

£2,500 Per Month

Per Month

A wonderfully light and spacious feeling house. This newly refurbished neo-Georgian house is arranged over two floors to provide two double bedrooms, a modern bathroom, a handmade kitchen with integrated appliances, a lovely reception room with dining space and bi-folding doors that open onto the decked west facing rear garden. The property is enhanced by ample storage. Alder Road is a popular residential road that is conveniently placed for the amenities of Sheen Lane and Upper Richmond Road West. Mortlake station is a short walk away. The property also falls into catchment for the Outstanding Thomson House primary school.



Two Bedroom House



Modern Bathroom



Reception with Bi-Fold Doors



Fitted Kitchen



EPC Rating D/Council Tax Band E/Deposit £2,884.61



Mortlake Station



Thomson House Primary



River Thames



West Facing Garden



Holding Deposit £576.92

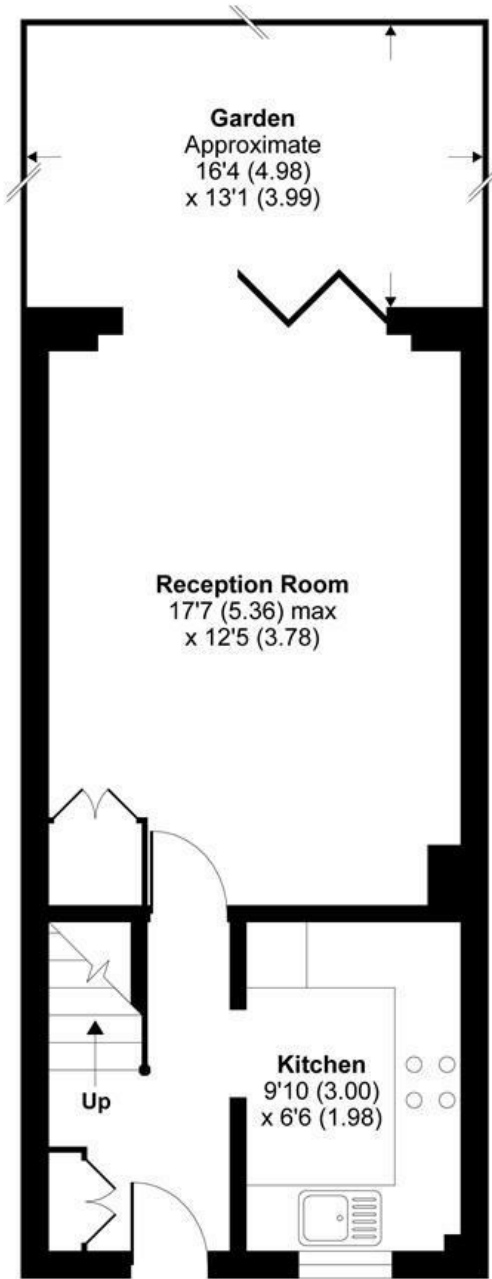


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

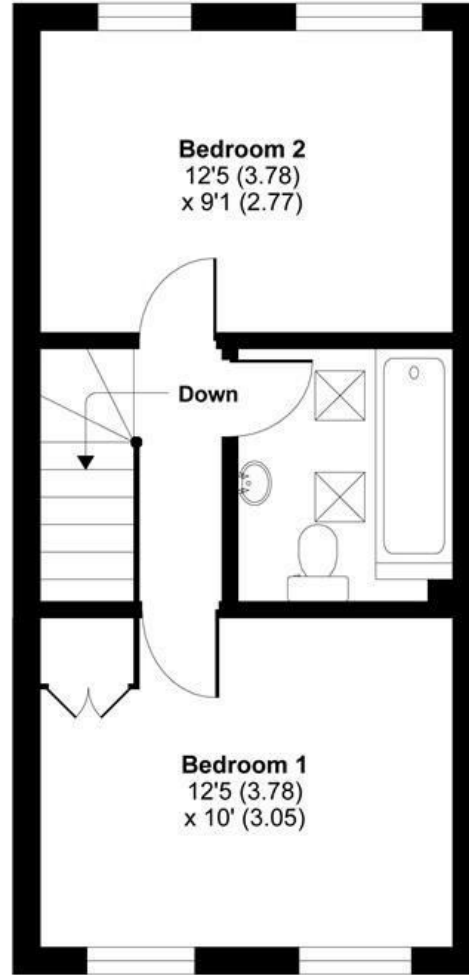
0208 878 8688

Alder Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT 64.4 SQ METRES



GROUND FLOOR



FIRST FLOOR

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		
(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	

