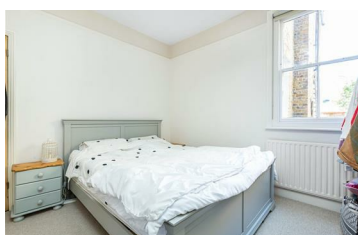




JAMES  
ANDERSON



## TO LET

Ashleigh Road, Mortlake, SW14

**£2,650 Per Month**

Per Month

An exceptional two-bedroom ground floor maisonette with a private garden, situated on the ever-popular Ashleigh Road. Ideally located close to excellent transport links, including Barnes Bridge station and a regular bus service to Hammersmith Bridge, the property offers both convenience and charm.

The accommodation comprises a bright living room, a separate kitchen/breakfast room with ample storage, two well-proportioned bedrooms, and a modern bathroom. Outside, the easy-to-maintain garden features a large shed and convenient side access.



Two Bedrooms



Family bathroom



Bright Reception Room



Large Open Kitchen



EPC Rating D/ Council Tax Band D/ Deposit £3,057.69



Mortlake Station



Thomson House Primary



Close to River Thames



Private Garden



12 Month Minimum Term / Holding Deposit £611.53



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

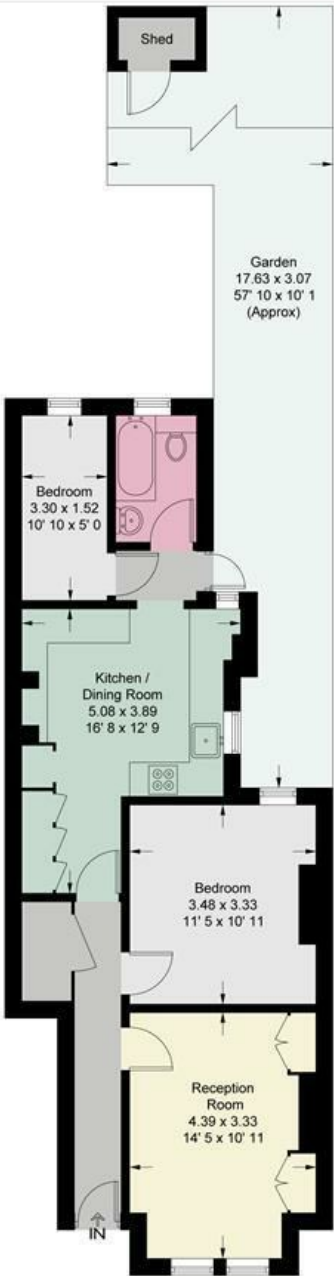
0208 878 8688

Ashleigh Road

Approximate Gross Internal Area = 653 sq ft / 60.7 sq m  
(Excluding Shed)



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>		
(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		
	60	63
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) <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		
England & Wales	EU Directive 2002/91/EC	

