



**JAMES
ANDERSON**



TO LET

Boatrace Court, Mortlake, SW14

£1,750 Per Month

Per Month

LET AGREED - Set within a popular riverside development beside the River Thames and just a short walk from Mortlake Station, this well-presented property features a spacious double bedroom with excellent built-in storage and a well-appointed open-plan living room and kitchen. The property also benefits from highly sought-after allocated off-street parking for one car. Ideally located, it is within easy reach of the shops, cafés, and amenities of Barnes Village, White Hart Lane, and East Sheen.



One Bedroom



Fitted Bathroom



Bright Reception Room



Open Plan Kitchen



EPC Rating D / Council Tax Band D / Deposit £2,019.23



Mortlake Station



Thomson House



River Thames



Off Street Parking



12 Months Minimum Term / Holding Deposit £403.84



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

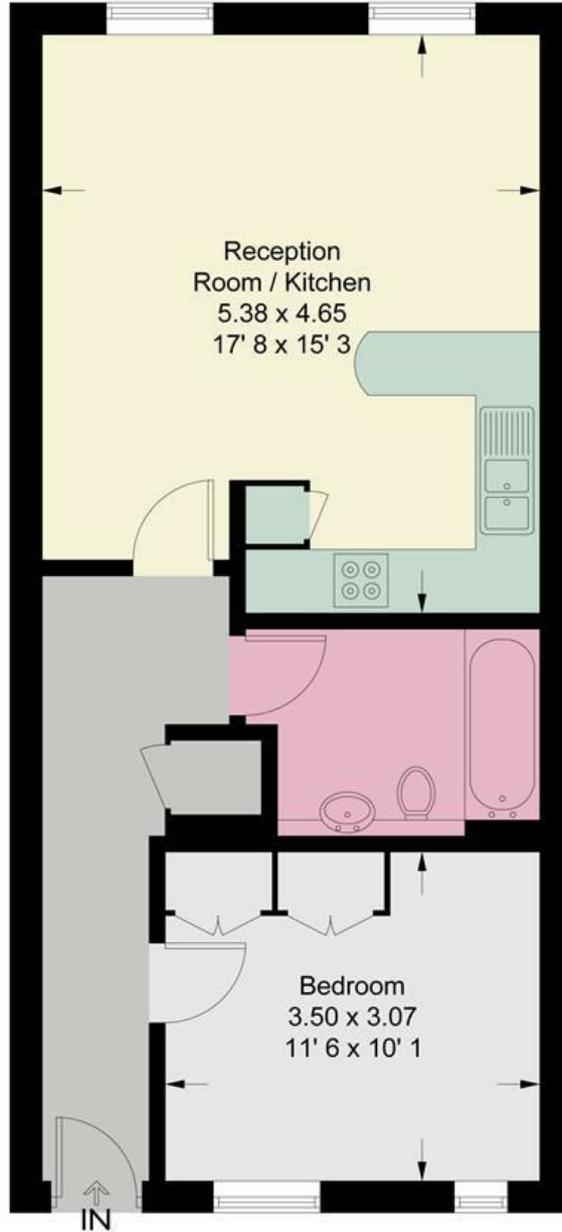
0208 878 8688

Boatrace Court

Approximate Gross Internal Area = 541 sq ft / 50.3 sq m



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Ground Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

