



**JAMES
ANDERSON**



TO LET

Boatrace Court, Mortlake, SW14

£1,500 Per Month

Per Month

Set in a popular development next to the River Thames and within a very short distance of Mortlake station, this property comprises one double bedroom with good built in storage, a well appointed open plan living room/kitchen, sought after allocated off street parking for one car and in easy reach of all the local shops, cafes 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 £1,730.76



Mortlake Station



Thomson House



River Thames



Off Street Parking



12 Months Minimum Term / Holding Deposit £346.15



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

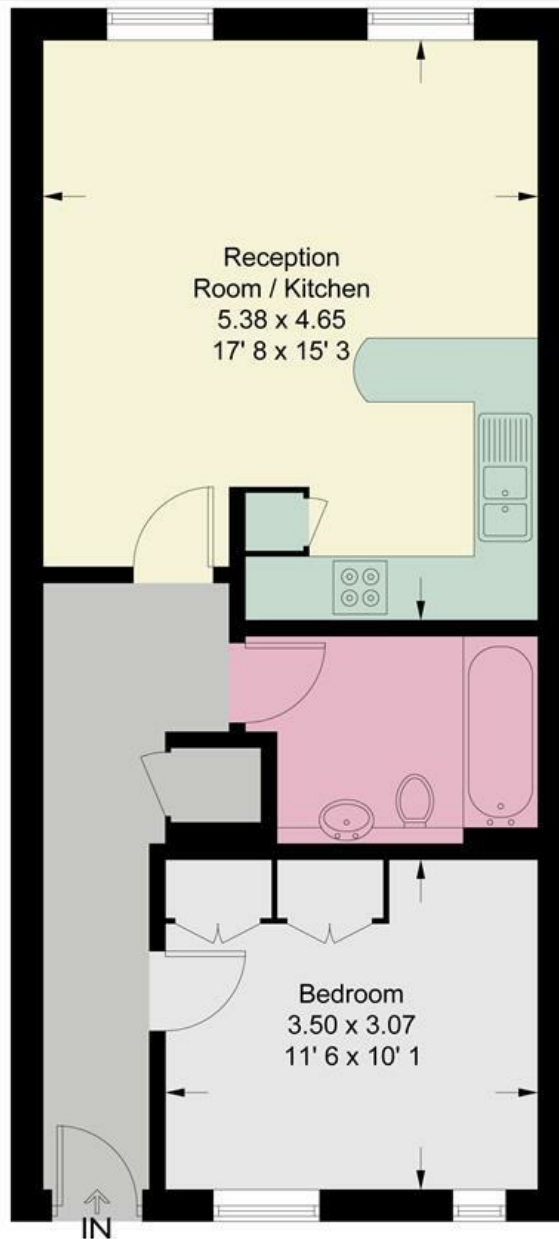
0208 878 8688

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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

