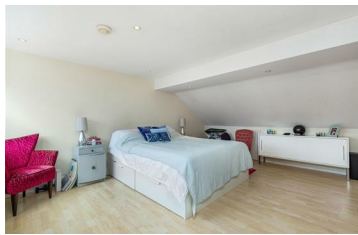




JAMES  
ANDERSON



## TO LET

Ashleigh Road, Mortlake, SW14

**£2,900 Per Month**

Per Month

A modern and spacious three bedroom maisonette with loft conversion situated on the ever popular Ashleigh Road. The property is within walking distance of the River Thames and Barnes bridge station as well as local shops on White Hart Lane and Barnes Village. The property comprises of a eat in kitchen with a door leading out to a easy to maintain private garden, reception room with a feature fire place, double bedroom, shower room and a third single bedroom / office. The loft has been converted to provide a large double bedroom with ample storage and modern bathroom. Barnes Bridge and Mortlake station are both close by with regular trains into Waterloo.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Kitchen Dining Room



EPC Rating D/ Council Band Tax E/ Deposit £2,884.62



Mortlake Station



Outstanding Local Schools



White Hart Lane



Private Garden



Holding Deposit £576.92/ Minimum Term 12 Months



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

0208 878 8688



## Ashleigh Road

Approximate Gross Internal Area = 1099 sq ft / 102.1 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 147 sq ft / 13.7 sq m

Total = 1246 sq ft / 115.8 sq m

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		
	63	69
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

