



**JAMES  
ANDERSON**



## TO LET

Mortlake High Street, Mortlake,

## £2,400 Per Month

Per Month

A beautifully presented flat that offers an abundance of natural light and space. This fantastic home provides accommodation that is arranged to provide three double bedrooms, a family bathroom, a modern fitted kitchen and a spacious reception/dining room which provides access to the private balcony/terrace. The property is located on the ground floor of a low rise purpose built block that is conveniently placed for local bus services and amenities with Mortlake station being a short walk away. "Outstanding" local schools are also in the vicinity.



Three Bedroom



Modern Bathroom



Bright Reception Room



Stunning Kitchen



EPC Rating E/Council Tax Band C/ Deposit £2,769.23



Mortlake Station



Thomson House



River Thames



Private Patio



Minimum Term 12 Months / Holding Deposit £553.85

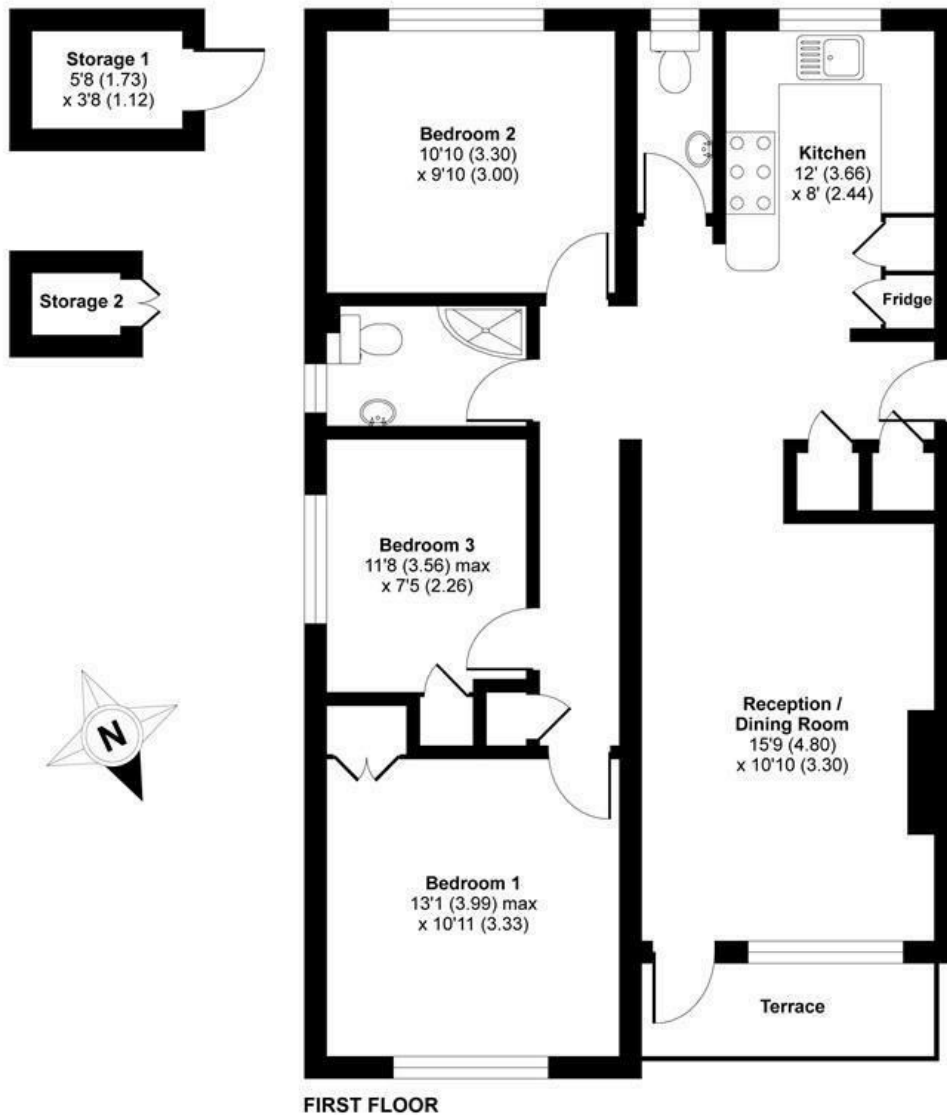


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Mortlake High Street, London, SW14 8HT

APPROX. GROSS INTERNAL FLOOR AREA 828 SQ FT 76.9 SQ METRES (EXCLUDES STORAGES)



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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	77

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		

