



**JAMES
ANDERSON**



TO LET

Lambourn House, Mortlake, SW14

£1,850 Per Month

Per Month

This first floor property comprises a spacious open plan living area, fitted kitchen with integrated appliances, one double bedroom with access to the bathroom suite with bath and separate shower cubicle, as well as a separate cloakroom. Further benefits include wooden floors throughout with underfloor heating and plenty of natural light throughout. The apartment is situated moments from Mortlake Station with direct links to Waterloo (24mins) and within close proximity to East Sheen with its array of shops, cafes and restaurants.



One Double Bedroom



One Modern Bathroom



Unfurnished/Part-Furnished



Open Plan Kitchen



EPC Rating C | Council Tax Band C | Holding Deposit £403.84



Moments from Mortlake Station



Thomson House Primary School



Close to Mortlake Green



Pet Friendly

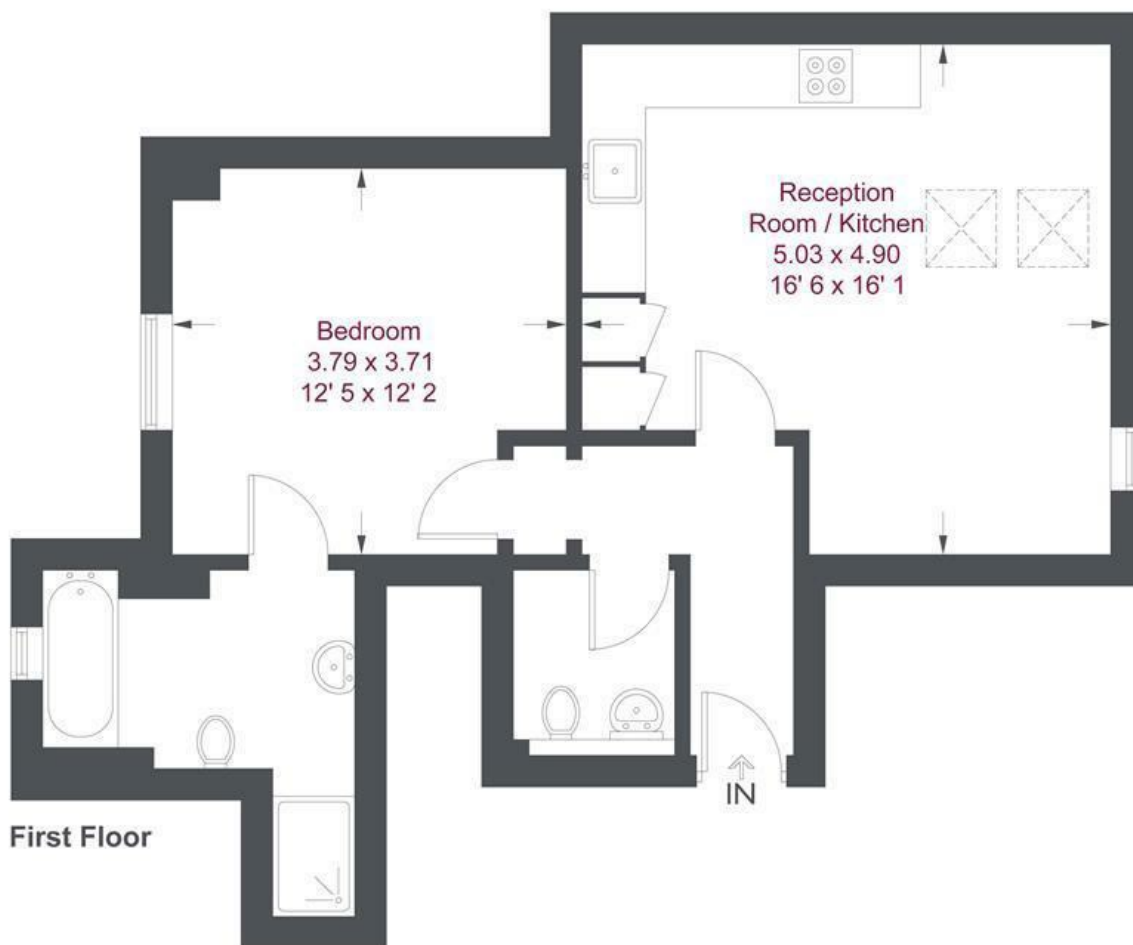


Deposit Required £2019.23 | Minimum Term 12 Months



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

0208 876 6611



First Floor

Lambourn House

Approximate Gross Internal Area = 559 sq ft / 51.9 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 75 |
| (55-68) D | | |
| (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 | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

