



**JAMES
ANDERSON**



TO LET

Ashleigh Road, Mortlake, SW14

£3,250 Per Month

Per Month

A larger than average bright and spacious recently refurbished maisonette offering two double bedrooms, a beautiful bathroom with stand alone roll-top bath and walk in shower, a large open-plan living and kitchen area and a well-maintained private garden. The property has been renovated to provide a well thought out layout with excellent attention to detail and ample storage (including secure outdoor bike storage). Situated conveniently close to Mortlake and Barnes Bridge stations along with the boutique shops and cafes on White Hart Lane.



Two Double Bedrooms



Modern Bathroom



Bright Reception



Open-Plan Kitchen



EPC Rating C / Council Tax D / Deposit £2,884.61



Mortlake Station



Thomson House School



Close to Transport



Private Garden



12 Month Minimum Term / £576.92 Holding Deposit

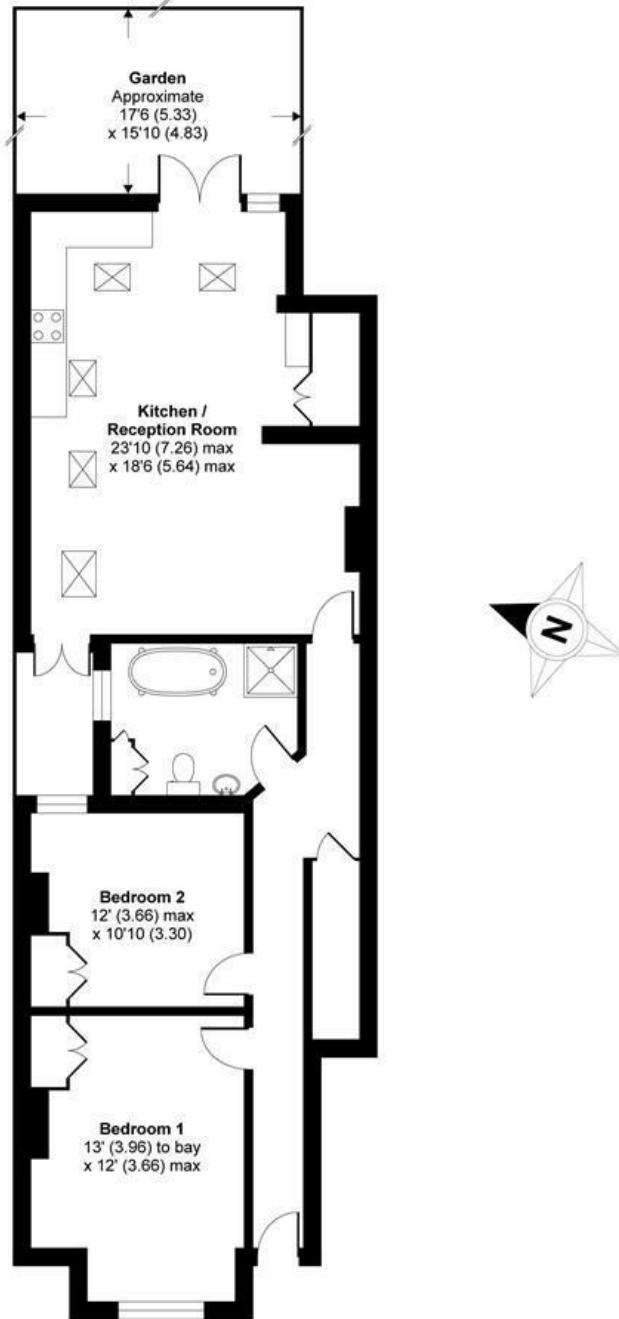


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Ashleigh Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 992 SQ FT 92.1 SQ METRES



GROUND FLOOR

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) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

