



**JAMES  
ANDERSON**



## TO LET

Ashleigh Road, Mortlake, SW14

## £2,650 Per Month

Per Month

Situated on a popular tree lined road close to Barnes Bridge station is this lovely upper maisonette. The first floor boasts a bright eat-in kitchen which leads down to the south-west facing private garden, living room with window shutters and working gas fire, a large bathroom with separate shower and bath, extremely spacious double bedroom and a single bedroom/study. The second floor has another large double bedroom with w/c, and a sizeable storage cupboard. Ashleigh Road is located a short walk from Mortlake Station and the amenities of Barnes village.



Three Bedrooms



Large Bathroom



Bright Living Room



Eat-In Kitchen



EPC D / Council Tax E / Deposit £3,057.69



Barnes Bridge Station



Thomson House School



Close to the River Thames



Unfurnished



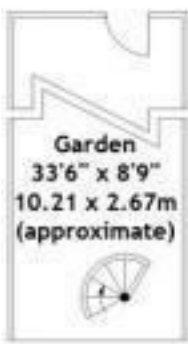
Holding Deposit £611.54 / 12 Month Minimum Term



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

0208 878 8688

Ashleight Road, SW14  
 Approx. Gross Internal Area  
 1444 Sq Ft - 134.15 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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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	

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>		
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