



**JAMES
ANDERSON**



TO LET

North Worple Way, Mortlake, SW14

£2,250 Per Month

Per Month

Stunning ground floor maisonette, The property has an entrance hall leading through to a spacious living room with plantation shutters, modern fully fitted kitchen with dishwasher, washing machine and dryer, a master bedroom with built-in storage, a cosy second bedroom/study and a family bathroom with shower over bath. Neutrally decorated to a high standard throughout, the accommodation also benefits from a private patio with raised lawn garden. Mortlake Station is a short walk away, while the amenities of both Barnes and East Sheen are within close proximity.



Two Bedrooms



Modern Bathroom



£519.23 Holding Deposit / 12 Month Minimum Term



Stunning Fully Fitted Kitchen



EPC C / Council Tax C / Deposit £2,596.15



Mortlake Station



St. Mary Magdalen's Primary



Close to Central East Sheen



Private Garden



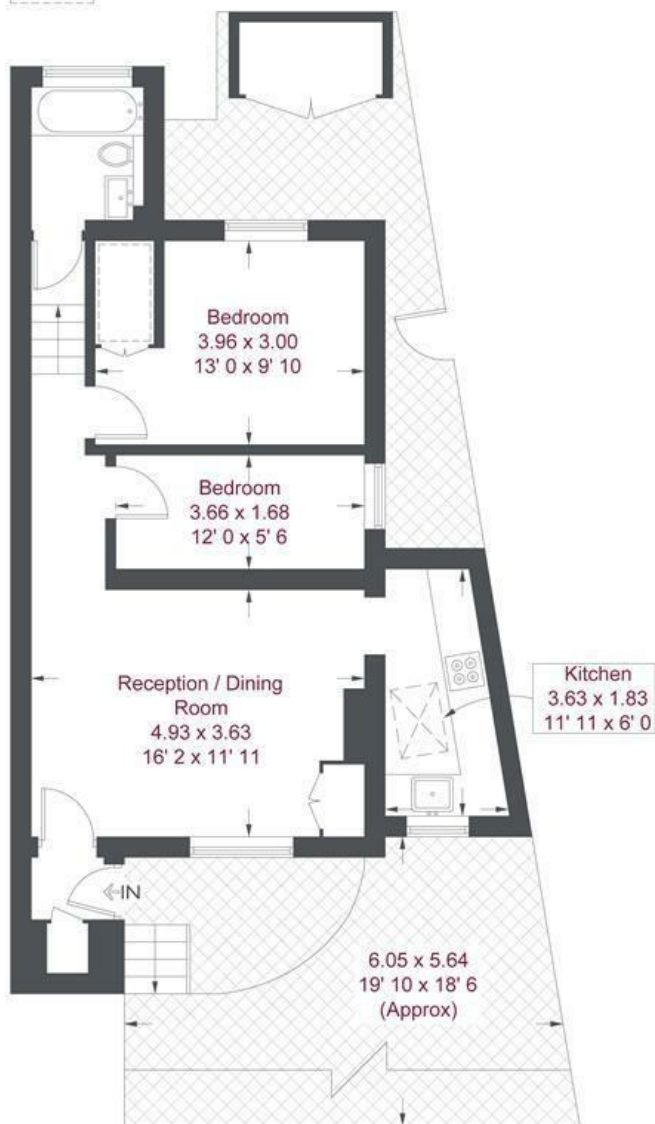
Large Living Room



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

0208 878 8688

= Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

North Worpole Way

Approximate Gross Internal Area = 583 sq ft / 54.2 sq m

(Excluding Reduced Headroom)

Outbuilding = 24 sq ft / 2.2 sq m

Reduced Headroom = 12 sq ft / 1.1 sq m

Total = 619 sq ft / 57.5 sq m

(Including Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	71	76

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		

