



JAMES  
ANDERSON



## TO LET

Cowley Road, Mortlake, SW14

**£2,750 Per Month**

Per Month

Beautiful ground floor maisonette situated on a quiet tree lined road a short walk from the River Thames. The property has been finished to a high standard, offering a large and bright living room, a spacious double bedroom with built in storage, second bedroom and modern bathroom with walk-in shower. At the rear of the property there is a good sized dining room and stunning fully fitted kitchen with gas hob, leading out onto a private courtyard garden. This maisonette benefits from wood flooring throughout, large white sash windows and permit parking. Cowley Road is located within walking distance of Barnes Bridge Station, the River Thames and the amenities of White Hart Lane.



Two Bedrooms



Stunning Bathroom



Bright Reception



Modern Kitchen and Dining Area



EPC D / Council Tax D / Deposit £3,173.07



Barnes Bridge Station



Excellent Local Schools



Close to the River Thames



Courtyard Garden



Holding Deposit £634.61 / 12 Month Minimum Term



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

**0208 878 8688**

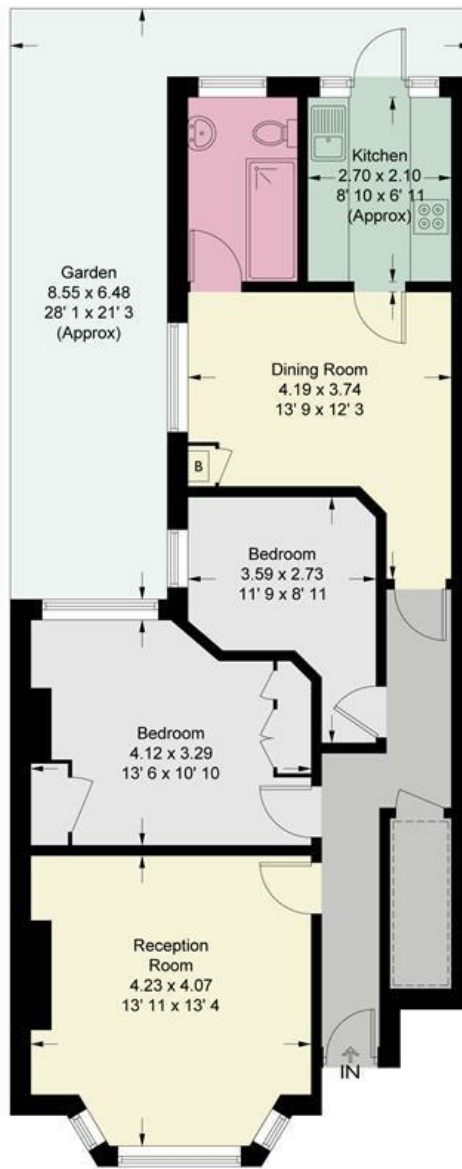
# Cowley Road

Approximate Gross Internal Area = 775 sq ft / 72 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 20 sq ft / 1.9 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

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 |
| 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 |                         |           |
|                                             | 67                      | 79        |
| <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>                                                |                         |           |
| (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 |           |

