



**JAMES
ANDERSON**



TO LET

Victoria Road, Mortlake, SW14

£3,000 Per Month

Per Month

A large two bedroom mid terrace cottage situated in a quiet residential road which is within walking distance to Mortlake train station and local amenities. The property has a large double reception room which leads on to an eat in modern kitchen with doors out to a private low maintenance garden. On the first floor there are two double bedrooms and stylish bathroom. The property also benefits from a spacious loft room which could work well as an office space or as additional storage.



Two Double Bedrooms



Modern Bathroom



Spacious Reception Room



Eat in Kitchen



EPC E / Council Tax F / Deposit £3,461.53



Mortlake Station



Outstanding Local Schools



Private Garden



Loft Room



12 Month Minimum Term / £692.30 Holding Deposit



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

0208 878 8688



Victoria Road

Approximate Gross Internal Area = 1035 sq ft / 96.1 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 116 sq ft / 10.8 sq m

Total = 1151 sq ft / 106.9 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		
(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	

