



**JAMES  
ANDERSON**



## TO LET

Dovecote Gardens, Mortlake, SW14

## £2,250 Per Month

Per Month

A stunning ground floor apartment, which has been newly renovated to a high standard throughout. Situated in a popular development, this property boasts two equal sized double bedrooms with built-in wardrobes, a bright and spacious reception room, a modern refitted kitchen comprising high-gloss kitchen units, quartz worktop and new appliances, and a contemporary style refitted bathroom. The property also benefits from new wooden floors and double-glazed windows, ample storage in the hallway, and allocated off-street private parking.

Dovecote Gardens is in a highly sought after location with easy access to Barnes Bridge and Mortlake train/bus stations, and an array of shops, cafes and restaurants in Barnes village and East Sheen town centre. The River Thames and Richmond Park are also nearby.



Two Double Bedrooms



Immaculate Bathroom



Holding Deposit £519.23 / 12 Month Minimum Term



Modern Kitchen



Council Tax E | EPC D | Deposit £2,596.15



Mortlake Station



Outstanding Local Schools



The River Thames



Fully Refurbished



Bright Reception Room

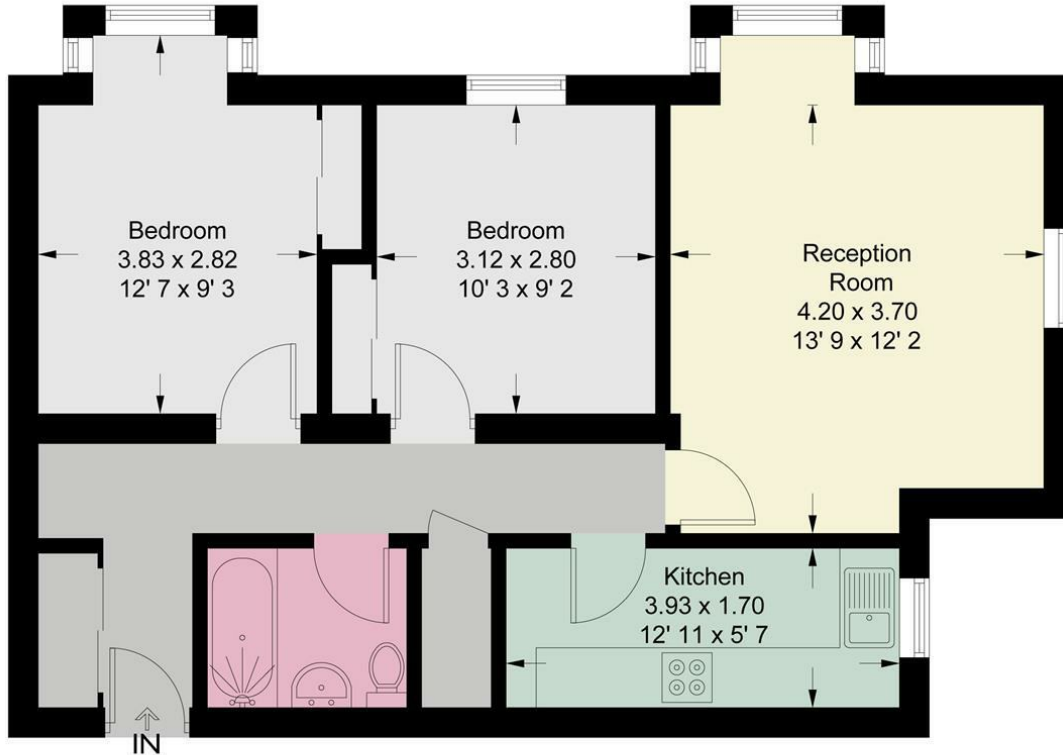


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Dovecote Gardens

Approximate Gross Internal Area = 645 sq ft / 59.9 sq m



**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		
	<b>67</b>	<b>77</b>
<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	

