TO LET

£2,000 Per Month

Kingsway, Mortlake, SW14

Per Month

A beautiful ground floor maisonette with private garden. The accommodation comprises an entrance hall with storage, a spacious bay fronted reception room, large double bedroom and modern bathroom with walk-in shower and separate bathtub. The open plan kitchen/dining room leads to a private south facing rear garden. The property is situated within a popular residential road and is ideally located for Mortlake Green and a number of highly-rated schools including the outstanding Sheen Mount and Thomson House Primary schools. It is well suited for commuters with Mortlake station which provides direct access to London Waterloo being a short walk (0.5 miles) away. Sheen Common providing direct access to the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London, is approximately 0.8 miles away.

- Spacious Double Bedroom
- Walk-in Shower & Separate Bathtub
- Furnished or Unfurnished
- Large Kitchen/Diner
- Council Tax D | EPC E | Deposit £2307.69

- Within 0.5 Miles of Mortlake Station
- Excellent Local Schools
- Close to Mortlake Green
- 25ft South Facing Private Garden
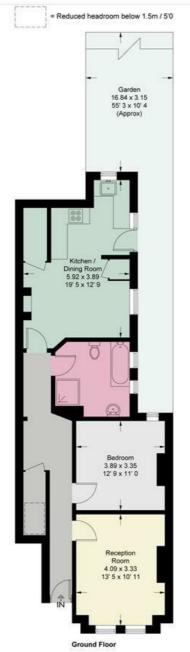- Holding Deposit £461.53 | Minimum Term 12 Months

Kingsway

Approximate Gross Internal Area = 738 sq ft / 68.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 9 sq ft / 0.9 sq m
Total = 747 sq ft / 69.4 sq m

JAMES ANDERSON

☐ = Reduced headroom below 1.5m / 5'0

N

Garden
16.84 x 3.15
55' 3 x 10' 4
(Approx)

Kitchen /
Dining Room
5.92 x 3.89
19' 5 x 12' 9

Bedroom
3.89 x 3.35
12' 9 x 11' 0

Reception
Room
4.09 x 3.33
13' 5 x 10' 11

IN

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) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC