



**JAMES  
ANDERSON**



## TO LET









Mullins Path, Mortlake, SW14

## £2,500 Per Month

Per Month

This charming cottage, presented in excellent condition throughout, offers generous living space with two inviting reception rooms—one seamlessly open to a modern, bright kitchen. The property features a private garden, two spacious double bedrooms, and a contemporary, fully tiled bathroom.

Ideally situated, the cottage is within easy reach of Mortlake Station (26 minutes to Waterloo), as well as the scenic Richmond Park and the River Thames. Convenient bus services provide direct links to Hammersmith Tube, Richmond, and Putney, while the nearby amenities of East Sheen, Barnes, and Richmond offer a wealth of shopping, dining, and leisure options.

-  Two Double Bedrooms
-  Fitted Bathroom
-  Two Reception Rooms
-  Modern Kitchen
-  EPC E / Council Tax E / Deposit £2,884.61
-  Mortlake Station
-  Thomson House School
-  Local Shops and Restaurants
-  Private Garden
-  12 Month Minimum Term / Holding Deposit £576.92



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

0208 878 8688



### Mullins Path

Approximate Gross Internal Area = 671 sq ft / 62.4 sq m  
(Excluding Shed)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	53
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			59
(39-54) <b>E</b>		44	
(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		

