



**JAMES
ANDERSON**



TO LET

Hanson Close, Mortlake, SW14

£2,250 Per Month

Per Month

A fabulous two-bedroom apartment with designated off street parking, situated in a private development. This lovely home is finished to an impressive standard throughout and hosts two double bedrooms, an en-suite and a family bathroom, an open plan living space, a modern designed kitchen and a spacious entrance hallway ideal for use as a home office. The property benefits from being located within a secure, gated development with an off-street parking space and access to a well-maintained communal garden. The development is within easy reach of East Sheen, Barnes and Richmond. Mortlake station is a short walk, with direct trains to Waterloo and motorists are provided with easy access onto the A316 for destinations around the city and out towards the M25, M3, M4 and the South West.



Two Double Bedrooms



Two Bathrooms



Open Plan Kitchen / Living



Modern Kitchen



EPC C | Council Tax E | Holding Deposit £519.23



Mortlake Station



Thomson House Primary School



Award Winning Development



In Excess of 800 Sqft



Deposit £2596.15 | Allocated Off Street Parking



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

0208 876 6611



Second 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			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

