



JAMES  
ANDERSON



## TO LET

Second Avenue, Mortlake, SW14

**£2,250 Per Month**

Per Month

This ground floor maisonette is arranged to provide two double bedrooms, a reception room with bay window, a kitchen/breakfast room and a bathroom. The property is enhanced by a shared west facing garden. Second Avenue is conveniently placed for the amenities of White Hart Lane and Barnes Village. For the commuter Barnes Bridge station is a short walk away.



Two Double Bedroom Maisonette



Modern Bathroom



Bright Reception Room



Eat In Kitchen



EPC Rating D / Council Tax D / Deposit £2,596.15



Barnes Bridge Station



Barnes Primary



White Hart Lane



Shared Garden



Holding Deposit £519.23 / 12 month Minimum Term

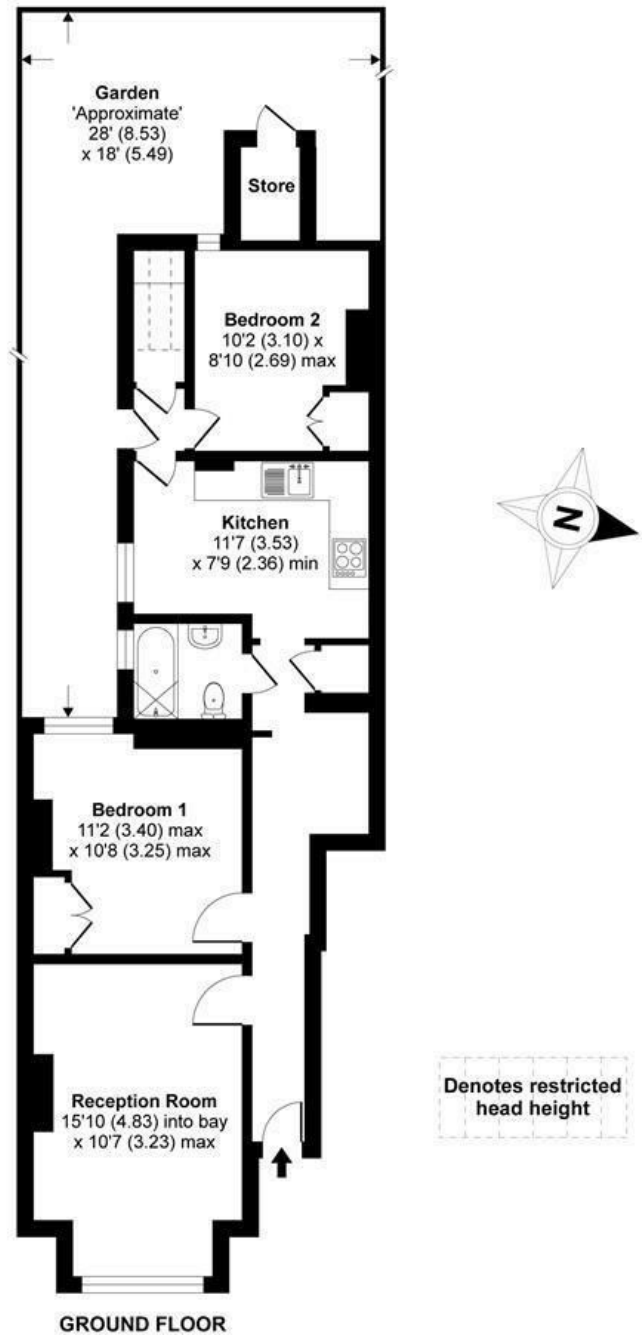


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Second Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT 64.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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