



JAMES  
ANDERSON



## TO LET

Second Avenue, Mortlake, SW14

**£5,250 Per Month**

Per Month

Stunning five bedroom terraced house located on the sought after Second Avenue. This house is impeccably presented throughout, with the ground floor offering a double reception room with wooden floors, large eat-in kitchen with central island, plenty of under stair storage, guest W/C and a pretty courtyard garden. On the first floor is a sizeable master bedroom with built in wardrobes, second double bedroom, a single bedroom and a beautiful family bathroom. The top floor provides a further two double bedrooms with built-in storage, and a second shower room. Second Avenue is located perfectly for Barnes Bridge Station and the amenities of White Hart Lane.



Five Bedrooms



Two Stunning Bathrooms



Double Reception Room



Beautiful Eat-In Kitchen



EPC D / Council Tax G / Deposit £6,057.69



Barnes Bridge Station



East Sheen Primary Catchment



Close to the River Thames



Private Courtyard Garden



12 Month Minimum Term / £1,211.53



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

0208 878 8688

# Second Avenue, Mortlake, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1672 SQ FT 155.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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