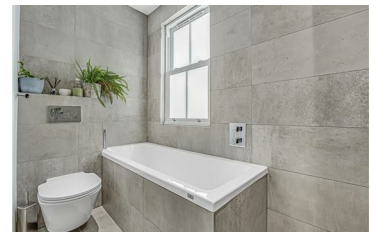




JAMES  
ANDERSON



## TO LET

Kingsway, Mortlake, SW14

**£4,250 Per Month**

Per Month

A charming mid-terrace house with south-facing garden located in a quiet residential road in East Sheen. The stunning open-plan kitchen/diner with breakfast bar is flooded with natural light, fully fitted with modern amenities and offers bi-folding doors out to a private landscaped garden. The bright double reception room at the front of the property provides plenty of built in storage, a feature fireplace, plantation shutters and wooden flooring. Upstairs there are three good sized bedrooms and a modern wet room with bathtub and separate walk-in shower. Spanning across 1,462 square feet, this property exudes character and charm, offering a unique blend of traditional architecture and modern luxury. Kingsway is situated 0.4 miles from Mortlake station, Waitrose and several other shops, cafes and restaurants in central East Sheen.



Three Bedrooms



Modern Bathroom & Second W/C



Double Reception



Stunning Open Plan Kitchen/Diner



EPC C | Council Tax F



Mortlake Station 0.4 Miles



Excellent Local Schools



Close to Shops and Restaurants



Private Garden

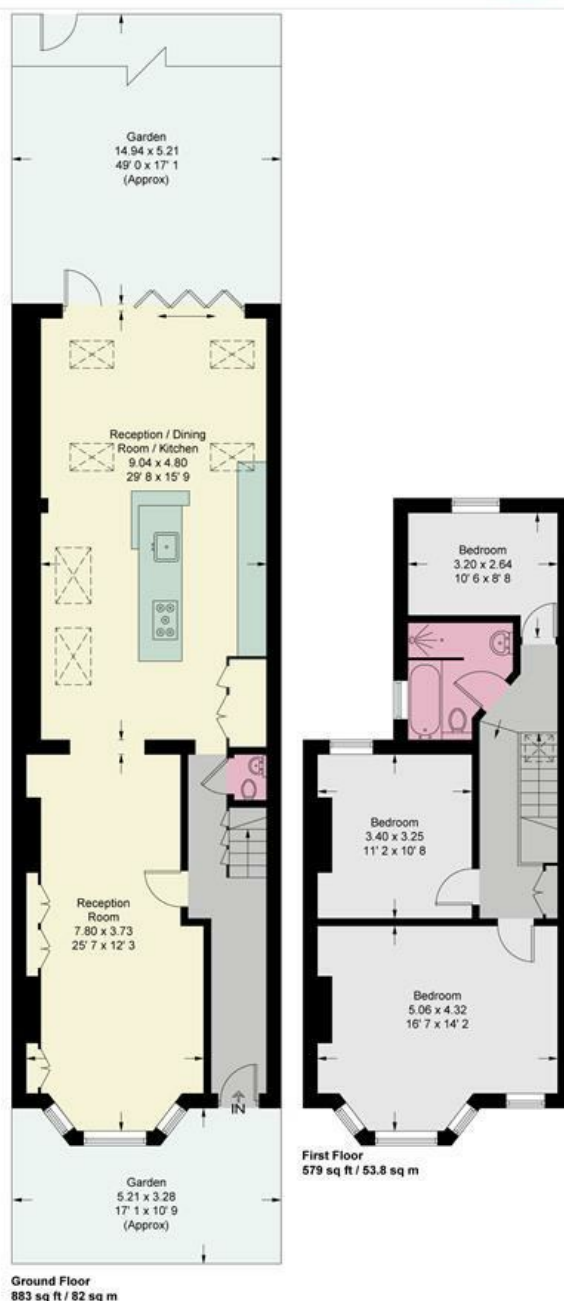


Deposit £5884.61 | Holding Deposit £980.76



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

0208 876 6611



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) for any use of this plan or the adequacy, accuracy or completeness of the information provided.



## 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 |           |

85

74