



**JAMES  
ANDERSON**



## TO LET

Avondale Road, Mortlake, SW14

## £2,950 Per Month

Per Month

A stunning two-bedroom, two-bathroom apartment with an additional study/dressing room, enviably located in a highly sought-after area just a short walk from Mortlake Station and the River Thames. This beautifully presented split-level home features a sleek, modern kitchen with a breakfast bar and direct access to a charming private rear garden, perfect for outdoor dining or relaxation.

The spacious master bedroom includes an en-suite shower room, while the second bedroom is generously sized. Additionally, the property offers a versatile study or dressing room, ideal for working from home or extra storage. A contemporary family bathroom completes this well-appointed apartment.



Three Bedrooms



Two Bathrooms



Spacious Reception Room



Stunning Eat In Kitchen



EPC E / Council Tax D / Deposit £3,403.84



Close to Mortlake Station



Thomson House Primary



River Thames



Private Garden

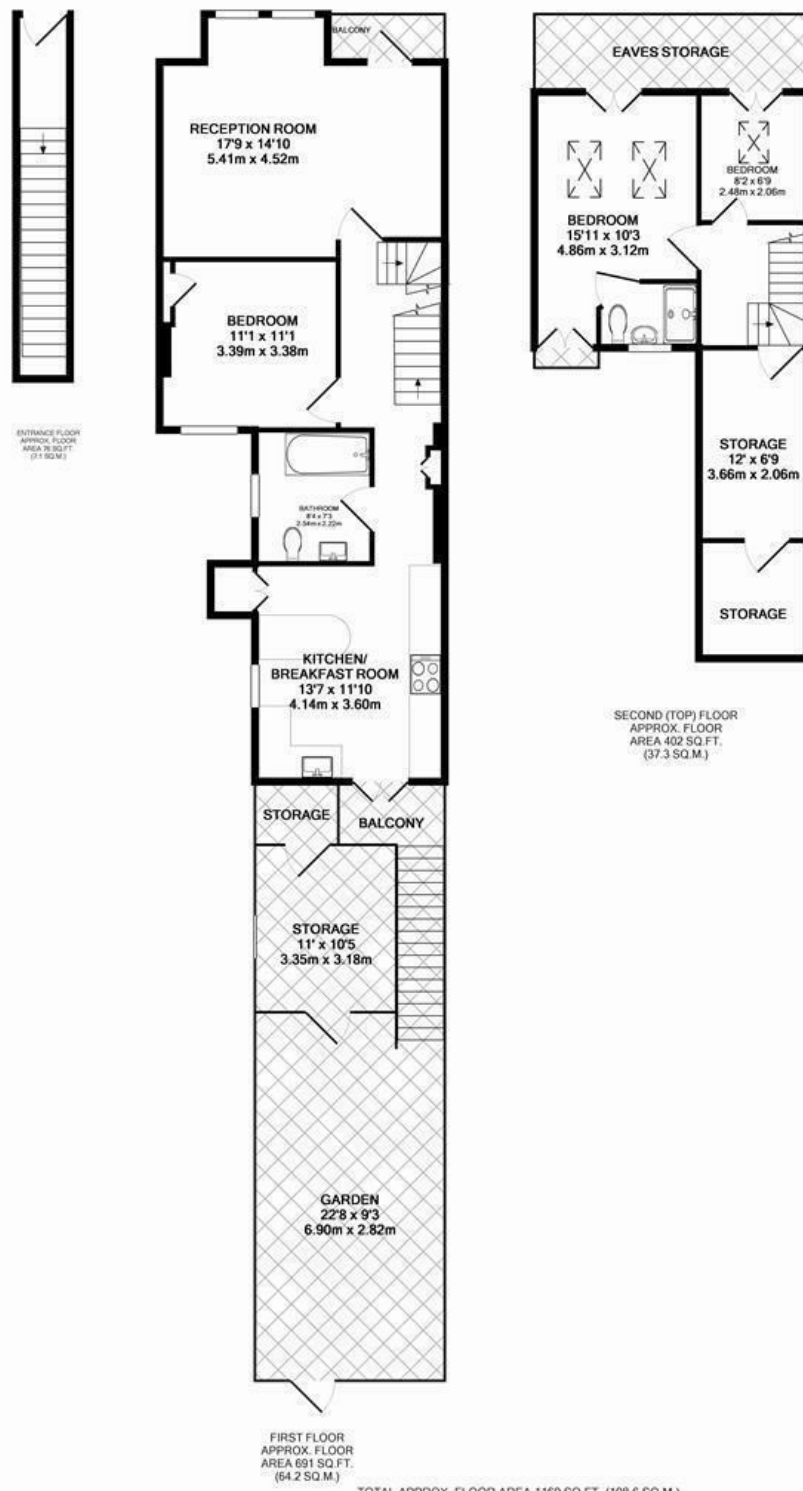


12 Month Minimum Term / Holding Deposit £680.76



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

0208 878 8688



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, rooms and any other items are maximum measurements and are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given. Please see Memorandum (2015).

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>		54	64
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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