



**JAMES  
ANDERSON**



## TO LET

Waldeck Terrace, Mortlake, SW14

## £2,300 Per Month

Per Month

A charming two bedroom cottage, full of character and located in a highly sought after cul-de-sac. This property is located within minutes of Mortlake Station (22 mins to Waterloo), the River Thames and East Sheen town centre. Richmond Town Centre, Richmond Park and Kew Retail park are all within a few minutes drive. The ground floor accommodation comprises living room, separate dining room both benefitting from original wood flooring, and a modern fitted kitchen which leads out to a secluded south facing private garden. The first floor boasts two generous double bedrooms both with built in wardrobes and a spacious bathroom with free standing tub and walk-in shower. The property benefits from a brand new boiler and upgraded central heating system.



Two Double Bedrooms



Stunning Bathroom with Shower and Bath



Reception and Separate Dining Room



Modern Fitted Kitchen



EPC D | Council Tax E | Minimum Term 12 Months



Mortlake Station



Thomson House Primary School



Close to Transport Links



Courtyard Garden



Deposit £2653.84 | Holding Deposit £530.76



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

0208 876 6611

# Waldeck Terrace

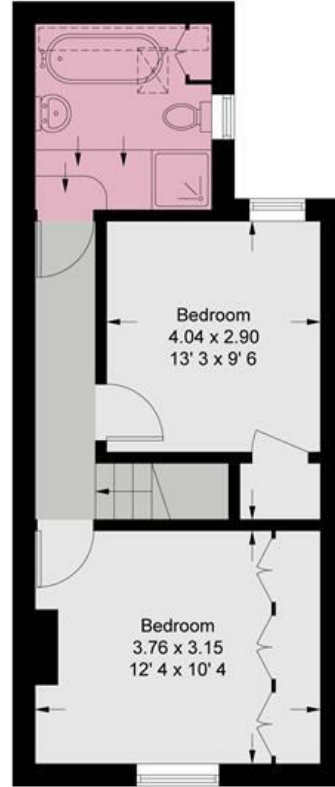
Approximate Gross Internal Area = 742 sq ft / 68.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 749 sq ft / 69.6 sq m



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= Reduced headroom below 1.5m / 5'0"



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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

