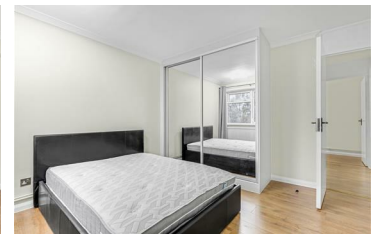




**JAMES  
ANDERSON**



## TO LET

Clifford Avenue, Mortlake, SW14

## £2,150 Per Month

Per Month

Recently refurbished two double bedroom apartment with a balcony and off street parking. Situated close to the River Thames, Mortlake Station (23 mins to Waterloo) and East Sheen/Richmond town centres. The property benefits from a generous reception with a west facing balcony, a modern fully fitted kitchen with breakfast bar and dishwasher, contemporary fully tiled bathroom and two double bedrooms. In addition there is storage in the hallway, sought after off street parking for one car and an abundance of natural light throughout. The property has been repainted throughout with new wooden flooring. The apartment block also benefits from lift access.



Two Double Bedrooms



Modern Bathroom



Part Furnished



Spacious Kitchen



EPC C | Council Tax C | Deposit £2423.07



Mortlake Station Nearby



Excellent Local Schools



Close to the River Thames



Private Balcony | Off Street Parking



Holding Deposit £484.61 | Minimum Term 12 Months



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

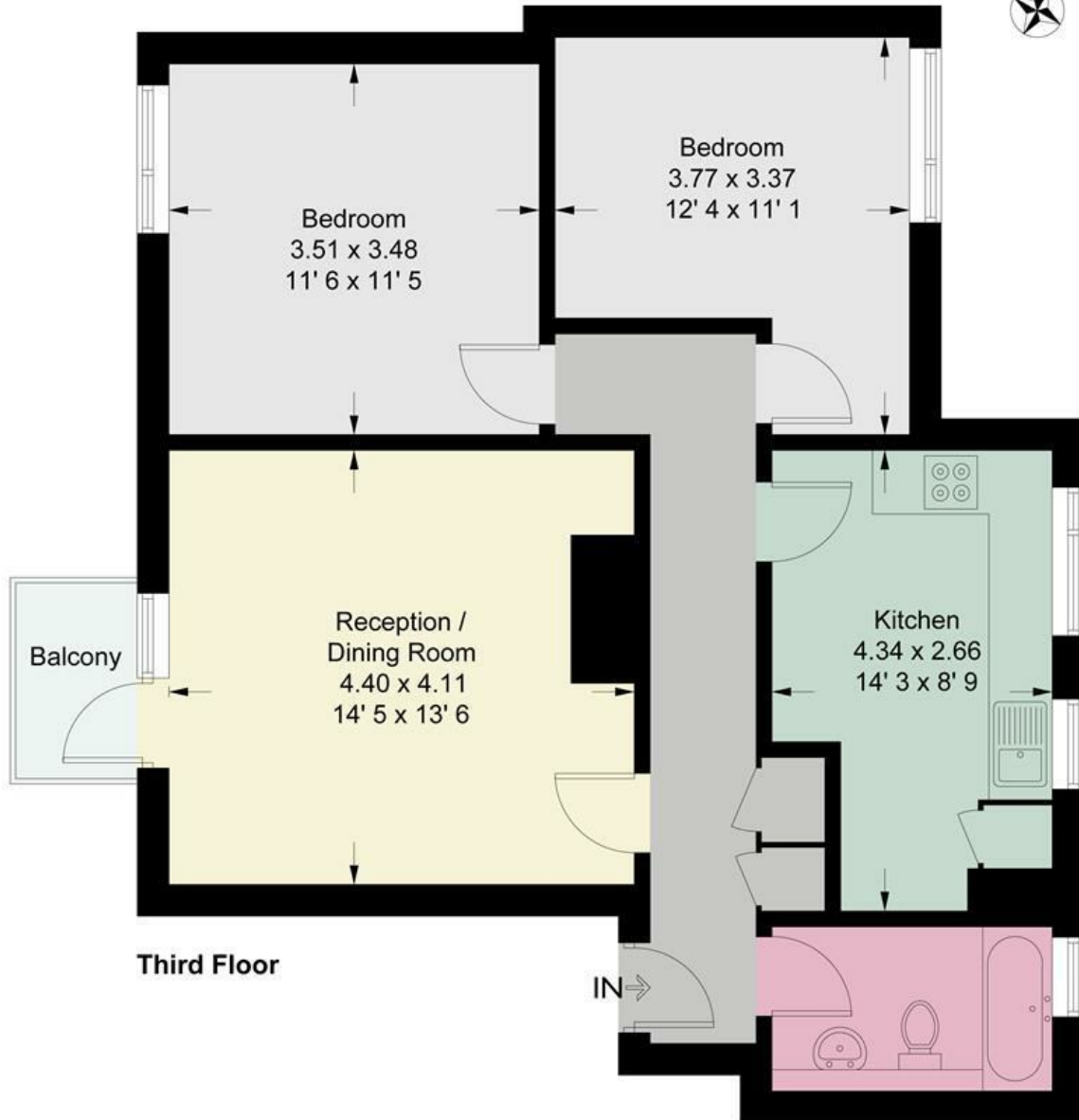
0208 876 6611

# Chertsey Court

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m



**JAMES  
ANDERSON**



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>			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

