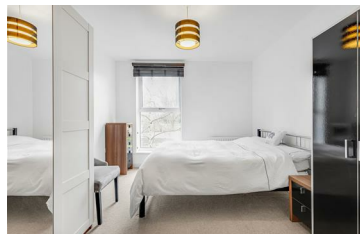




**JAMES  
ANDERSON**




## TO LET

Wadham Mews, Mortlake, SW14

## £2,200 Per Month

Per Month

Beautifully presented first floor apartment in a popular residential block with lift access, designated off-street parking and a private balcony. Featuring two double bedrooms, modern bathroom and a fully fitted contemporary kitchen with open plan living space benefitting from wooden floors. This property offers plenty of storage, natural light and outside space. Lincoln Lodge is walking distance to several shops, Mortlake Green and Mortlake station, with easy access to Richmond (2 minutes) and Waterloo (23 minutes).

-  Two Double Bedrooms
-  Modern Bathroom
-  Open Plan Kitchen
-  Part-Furnished
-  EPC B | Council Tax D | Minimum Term 6 Months
-  Mortlake Station
-  Excellent Local Schools
-  Close to Mortlake Green & Richmond Park
-  Private Balcony | Off-Street Parking
-  Deposit £2538.46 | Holding Deposit £507.69

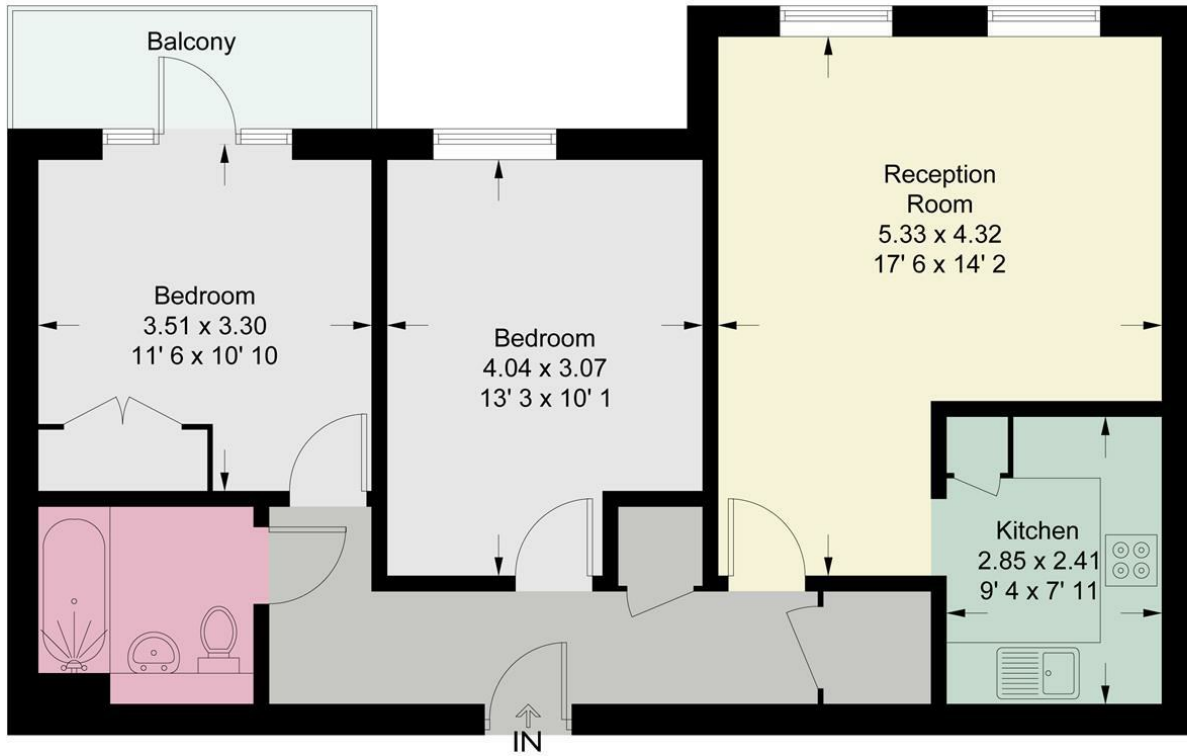


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Lincoln Lodge

Approximate Gross Internal Area = 707 sq ft / 65.7 sq m



**First Floor**

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	

