



JAMES  
ANDERSON



## TO LET

Cowley Road, Mortlake, SW14

**£2,500 Per Month**

Per Month

This generously proportioned three-bedroom maisonette is ideally situated on the sought-after Cowley Road, a charming, tree-lined street in the heart of Mortlake. The property boasts a bright and spacious reception room, two well-sized double bedrooms—one featuring built-in wardrobes—and a third room that can be used as a single bedroom or home office. A modern, fully fitted kitchen with a dedicated dining area offers ample space for entertaining, complemented by a sleek and stylish bathroom suite. The property also benefits from a private decked area, perfect for outdoor relaxation, which leads down to a well-maintained shared garden.

Conveniently located just a short walk from Mortlake Station and the array of independent shops, cafés, and amenities along White Hart Lane, this maisonette perfectly combines space, style, and location.



Three Bedrooms



Modern Bathroom



Bright Reception



Large Kitchen/Diner



EPC D / Council Tax D / £2,884.61 Deposit



Close to Barnes Bridge



Thomson House School



Close to the River



Shared Garden



12 Month Minimum Term / Holding Deposit £576.92

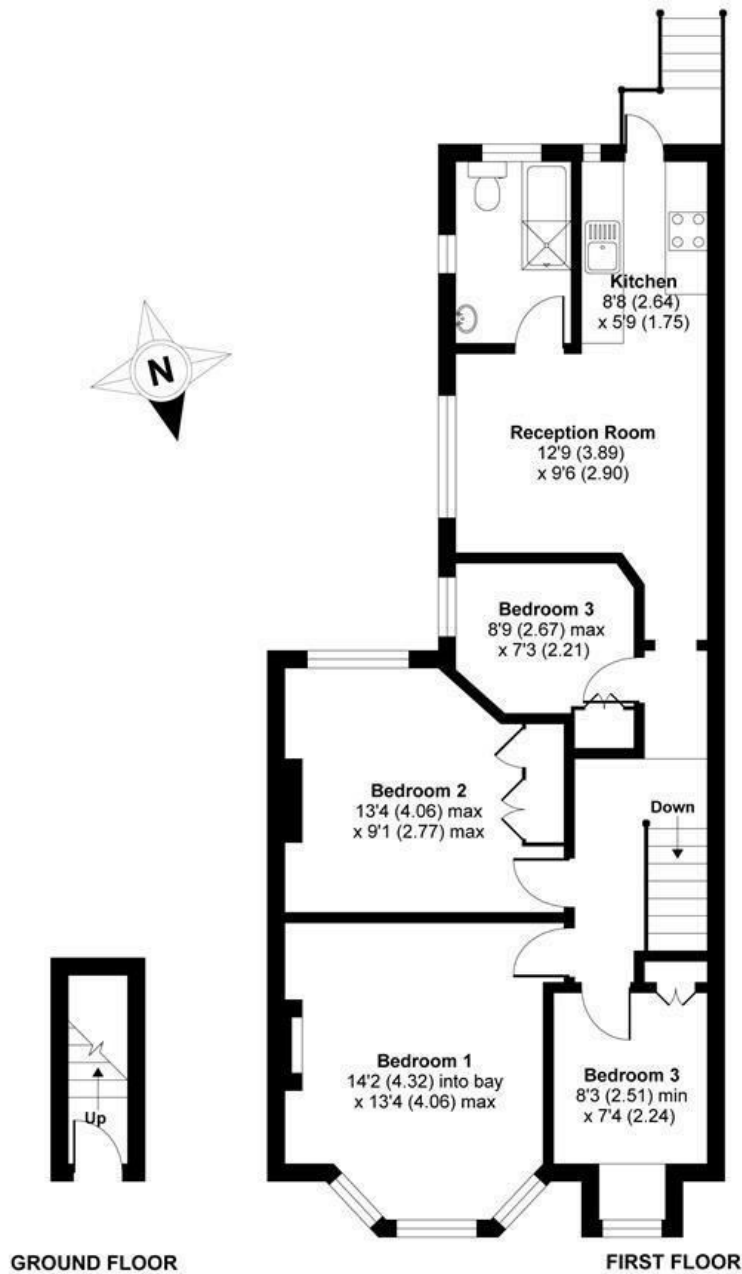


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Cowley Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT 77 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D		48	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

