



JAMES  
ANDERSON



## TO LET

Ashleigh Road, Mortlake, SW14

**£4,000 Per Month**

Per Month

This spacious semi detached property is situated over three floors and offers five bedrooms comprising of four double bedrooms and a further single bedroom. The ground floor provides a modern kitchen (with dishwasher) leading on to a sunny private garden at the rear. The large double reception benefits from high ceilings with exposed beams and original fireplace boasting charm and character. The first floor has three double bedrooms, the master bedroom enjoys an ensuite shower room and there is a further shared family bathroom on this floor. The top floor offers a single bedroom, a double bedroom and second bathroom. Extra storage is available in the eaves.



Five Bedrooms



Three Bathrooms



Double Reception Room



Unique Family Home



EPC Rating E | Council Tax G | Deposit £923.07



Mortlake Station



Outstanding Local Schools



River Thames



Private Garden



Holding Deposit £4,615.38 | Minimum Term 12 Months



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

0208 878 8688



 = Reduced headroom below 1.5m / 5'0



**Second Floor**  
504 sq ft / 46.8 sq m  
(Including Reduced Headroom / Eaves)



## Ashleigh Road

Approximate Gross Internal Area = 1832 sq ft / 170.3 sq m


(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 153 sq ft / 14.2 sq m

Total = 1985 sq ft / 184.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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