



**JAMES  
ANDERSON**













## TO LET

Ashleigh Road, Mortlake, SW14

## £4,000 Per Month

Per Month

This impressive semi-detached home spans over 2,500 square feet and is arranged across three floors, offering five well proportioned bedrooms. 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
-  Mortlake Station
-  Three Bathrooms
-  Outstanding Local Schools
-  Double Reception Room
-  River Thames
-  Unique Family Home
-  Private Garden
-  EPC Rating E | Council Tax G | Deposit £4,038.46
-  Holding Deposit £807.69 | Minimum Term 12 Months



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

0208 878 8688



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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