



JAMES
ANDERSON



TO LET

Ashleigh Road, Mortlake, SW14

£3,800 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



Three Bathrooms



Double Reception Room



Unique Family Home



EPC Rating E | Council Tax G | Deposit £4384.61



Mortlake Station



Outstanding Local Schools



River Thames



Private Garden



Holding Deposit £876.92 | Minimum Term 12 Months



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

0208 878 8688

Ashleigh Road

Approximate Gross Internal Area = 2503 sq ft / 232.5 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 202 sq ft / 18.8 sq m



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

