



JAMES  
ANDERSON



## TO LET

Wadham Mews, Mortlake, SW14

**£1,750 Per Month**

Per Month

A stunning third floor apartment situated in the sought after development Wadham Mews, with off street parking, lift access and a secure bicycle lock up. This property benefits from a spacious open plan living area with access to a private balcony, modern fitted kitchen with appliances, one double bedroom with fitted wardrobes, and a fitted bathroom suite with shower over the bath. The apartment is located close to Mortlake Station (22 mins to Waterloo), the River Thames and both East Sheen and Richmond Town Centres with good access to local shops, restaurants and supermarkets.



One Double Bedroom



Modern Bathroom



Open Plan Reception with Private Balcony



Modern Kitchen with Appliances



EPC C | Council Tax D | Holding Deposit £403.84



Mortlake Station



Excellent Local Schools



Close to Mortlake Green



Lift Access | Bicycle Storage

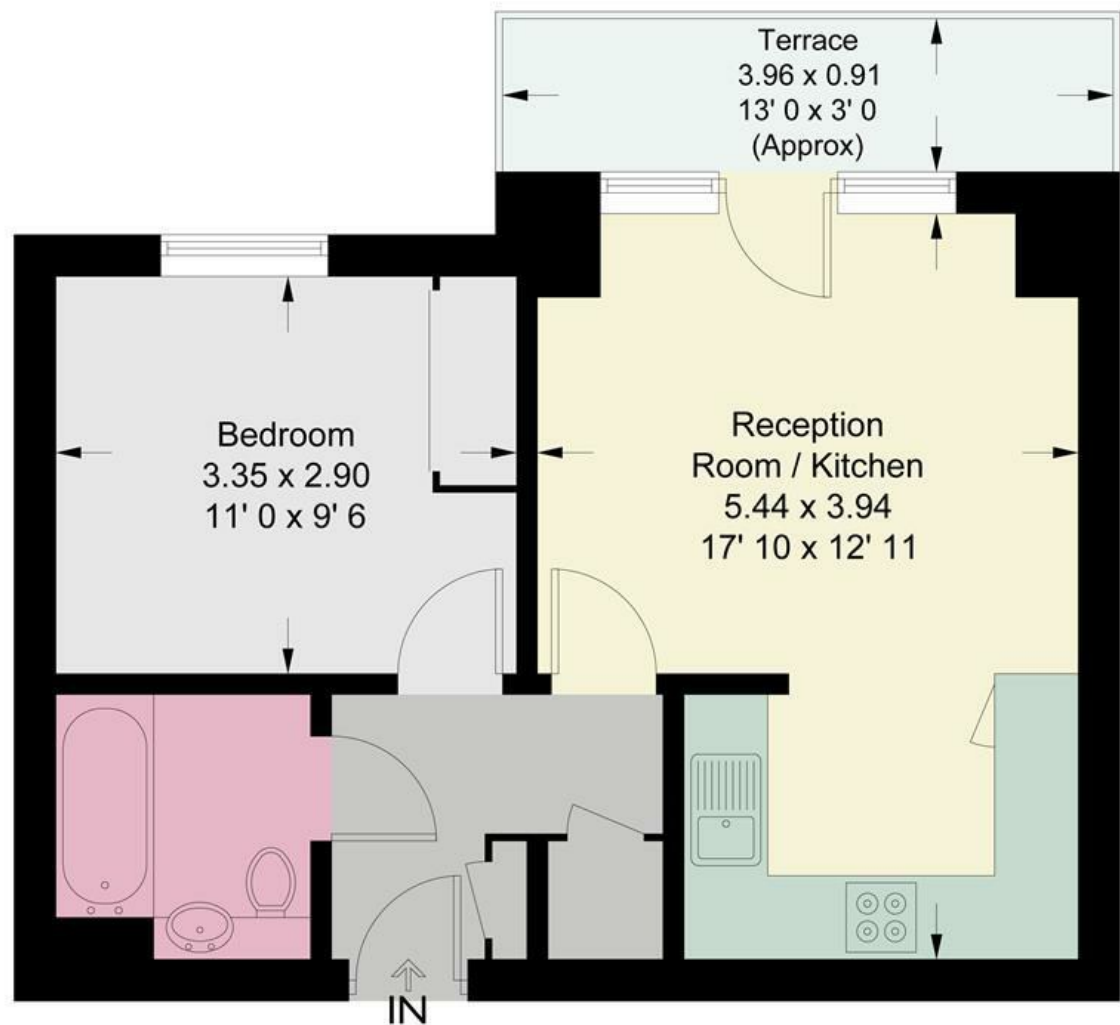


Deposit £2019.23 | Minimum Term 12 Months



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

0208 876 6611



Third 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 |           |

