



JAMES  
ANDERSON



## TO LET

Dovecote Gardens, Mortlake, SW14

**£2,350 Per Month**

Per Month

This spacious modern apartment is located in a quiet position at the rear of the development on a highly desirable road in Mortlake, with excellent transport links. The property is on the first floor and offers a spacious, light, double aspect sitting/dining room, two double bedrooms (one with fitted wardrobes), a modern kitchen and bathroom.

The apartment benefits from double glazing, gas heating, ample storage throughout, and has been recently decorated with new carpets. There is also an allocated parking space at the rear of the building.

Avondale Road is conveniently placed for the amenities of White Hart Lane and Barnes Village. Both Barnes Bridge and Mortlake Stations are a short walk away, along with the 209 bus. Outstanding primary schools are also within walking distance.



Two Double Bedrooms



Modern Bathroom



Spacious Living/Dining Room



Modern Kitchen



EPC Rating C / Council Tax E / Deposit £2,711.54



Barnes Bridge/Mortlake Stations



Outstanding Local Schools



No Onward Chain



Allocated Parking Space



Minimum Term 12 Months | Holding Deposit £542.31



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

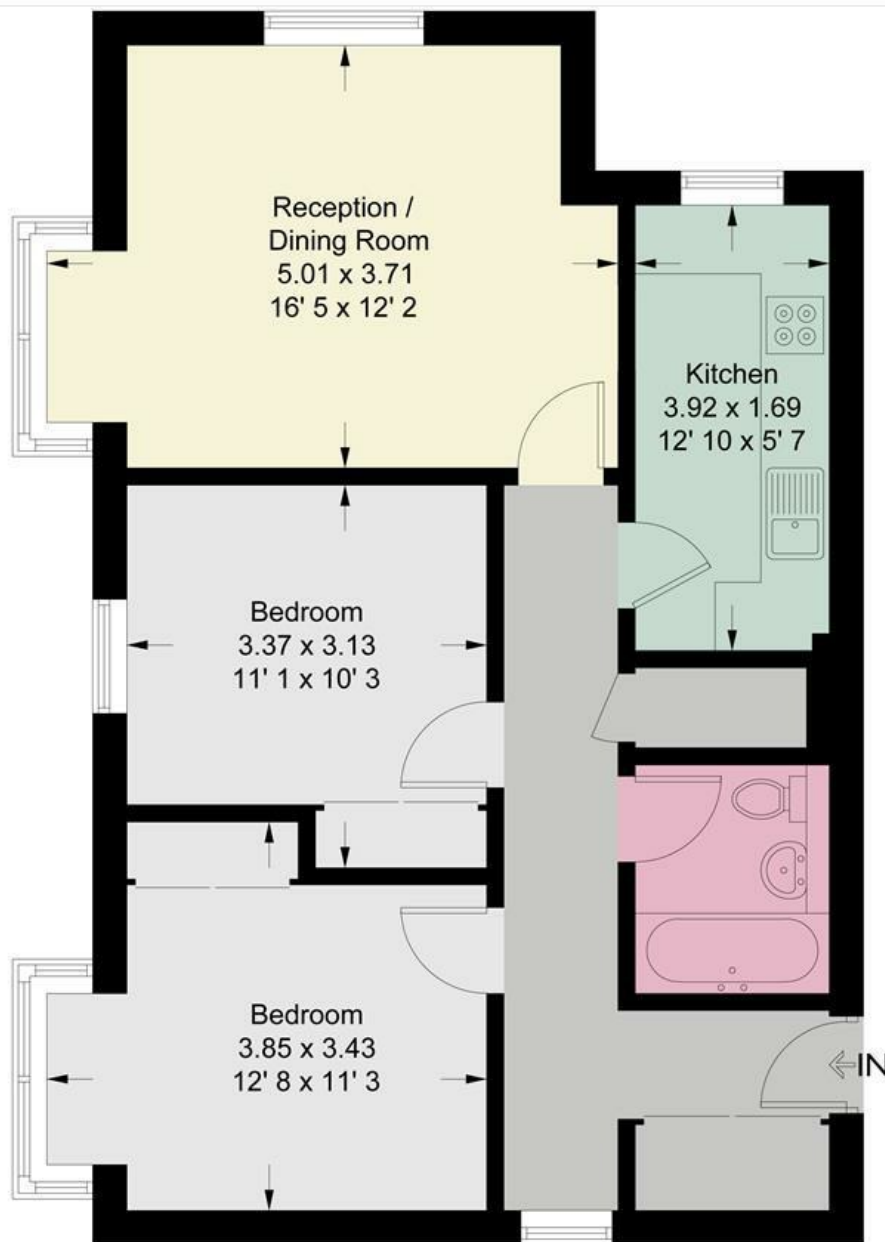
0208 878 8688

# Dovecote Gardens

Approximate Gross Internal Area = 664 sq ft / 61.7 sq m



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**First 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>70</b>                                                                                                   | <b>76</b> |
| <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  |           |

