



JAMES
ANDERSON



TO LET

Vineyard Path, Mortlake, SW14

£2,800 Per Month

Per Month

This charming three-bedroom cottage is ideally situated just a short walk from Mortlake station, with the vibrant shops and cafés of Sheen Lane close by. Recently redecorated in a fresh neutral style and fitted with brand-new carpets, the property offers a bright and welcoming feel throughout. Presented unfurnished, it further benefits from a private rear patio garden,



Three Bedroom House



Family bathroom



Two Reception Rooms



Open Plan Kitchen



EPC D / Council Tax E / Deposit £3,230.76



Mortlake Station



Thomson House School



Local Shops



Rear Patio Garden



12 Month Minimum Term / Holding Deposit £646.15



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

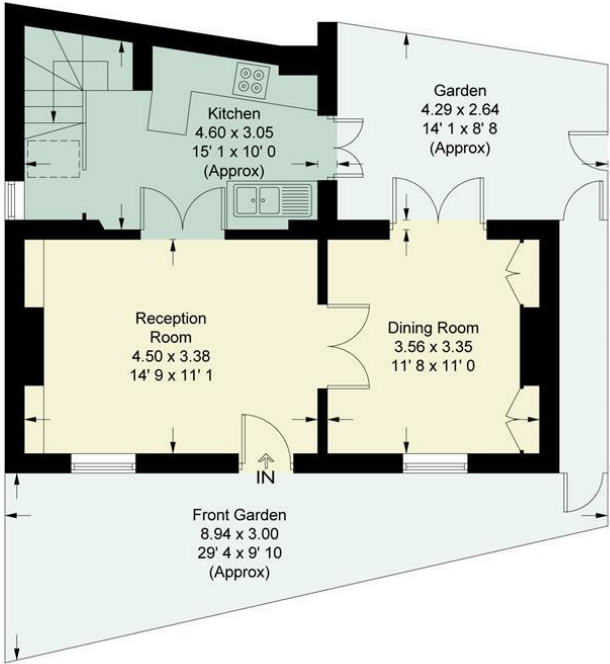
0208 878 8688

Vineyard Path

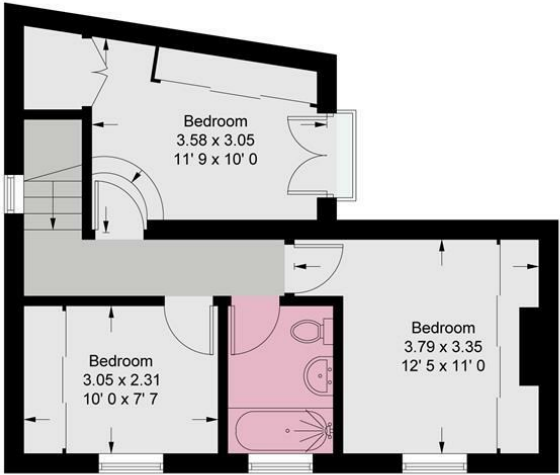
Approximate Gross Internal Area = 887 sq ft / 82.4 sq m
(Including Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m



= Reduced headroom below 1.5m / 5'0



Ground Floor
445 sq ft / 41.3 sq m
(Including Reduced Headroom)



First Floor
442 sq ft / 41.1 sq m

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		
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