



JAMES  
ANDERSON



## TO LET

South Worple Way, East Sheen, SW14

**£1,400 Per Month**

Per Month

A lovely one bedroom flat situated a short walk from Mortlake station. This attractive first floor conversion is light and bright and comprises a dual aspect living room/kitchen with fitted modern kitchen, double bedroom and a modern tiled bathroom with shower over bath. Mortlake Station (24 mins to Waterloo) is 250 meters away and all the local shopping, bars and amenities are moments away. An ideal home for a single occupant or a couple, offered on an unfurnished basis.



One Bedroom



One Bathroom



Unfurnished



Open Plan Kitchen/Living



EPC D | Deposit £1730.76 | Council Tax Band C



Mortlake Station



Close to Schools



Close to Shops



Centrally Located



12 Month Minimum Term | £346.15 Holding Deposit



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

0208 876 6611

# South Worples Way, SW14

Approx. Gross Internal Area : 30.1 Sq M - 324 Sq Ft

Key:

— Reduced headroom below 1.5m/5'0"



## First Floor

| 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 |         |                         |  |
|                                             | 62      | 68                      |  |
| England & Wales                             |         | 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) A                                                     |         |                         |  |
| (81-91) B                                                       |         |                         |  |
| (69-80) C                                                       |         |                         |  |
| (55-68) D                                                       |         |                         |  |
| (39-54) E                                                       |         |                         |  |
| (21-38) F                                                       |         |                         |  |
| (1-20) G                                                        |         |                         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |  |
|                                                                 |         |                         |  |
| England & Wales                                                 |         | EU Directive 2002/91/EC |  |

