



**JAMES
ANDERSON**



TO LET

77 Mortlake High Street, Mortlake, SW14

£1,750 Per Month

Per Month

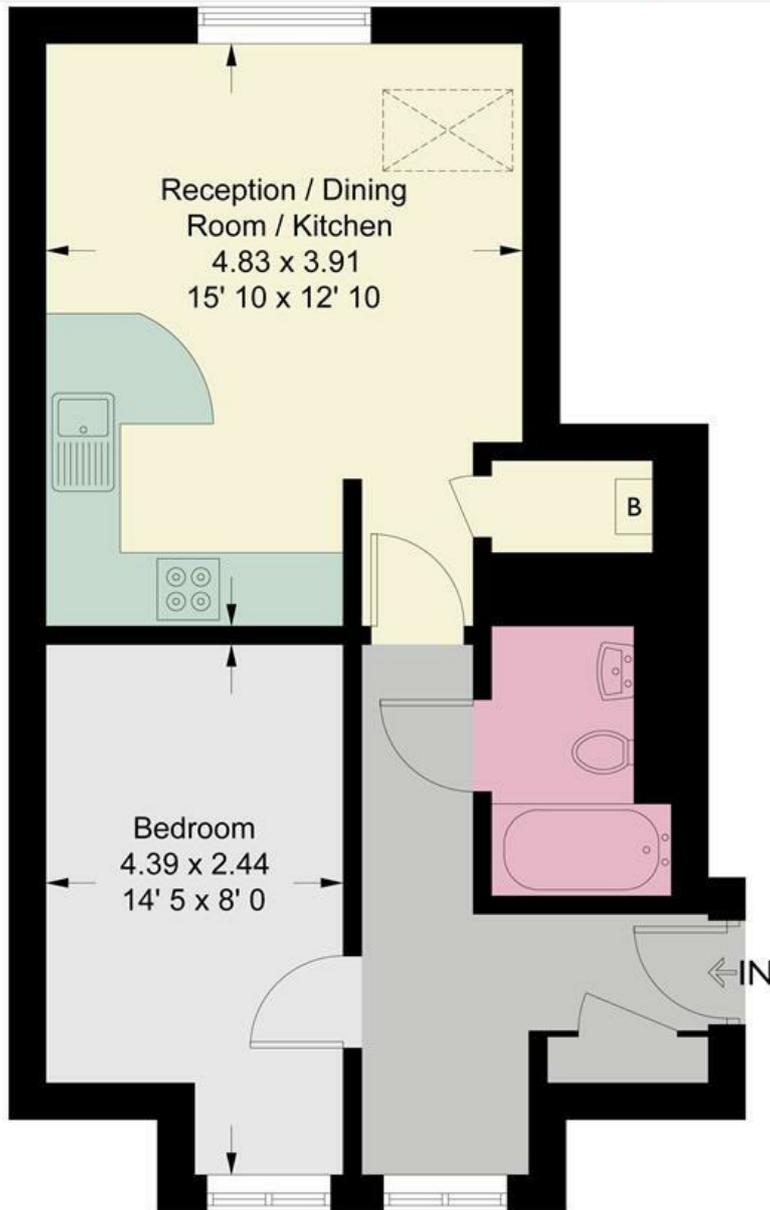
A modern and well-presented apartment neatly situated close to the River Thames. The property is located on the top floor and has accommodation that is arranged to provide an entrance hall with space for a study area, a double bedroom, modern bathroom, with a lovely open-plan living space that incorporates a well-equipped kitchen breakfast area, with attractive stone work surfaces and integrated appliances. This property further benefits from a secure underground allocated parking space and is situated within close proximity to both Mortlake and Barnes Bridge Stations offering a quick and easy route to Central London. There are plenty of leisure opportunities nearby with the Thames River towpath just moments away, Richmond Park is within walking distance, Kew Gardens and various sports clubs.

-  One Double Bedroom
-  Modern Bathroom
-  Open-Plan Living Room
-  Modern Kitchen/Breakfast Area
-  EPC Rating C / Council Tax D / Deposit £2,076.92
-  Barnes Bridge & Mortlake Stations
-  Excellent Local Schools
-  Close to River Thames
-  Secure Undercroft Parking
-  12 Month Minimum Term / Holding Deposit £415.38



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

0208 878 8688



Second 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

