



JAMES  
ANDERSON



## TO LET

Clifford Avenue, London, SW14

**£1,700 Per Month**

Per Month

Newly refurbished one bedroom apartment, situated 0.4 miles from Mortlake station. This property presents a spacious reception room, one double bedroom, a modern bathroom with walk-in shower, and a fully fitted kitchen complete with brand new appliances, dishwasher and breakfast bar. Further benefits include residents permit parking, double glazed windows and new wooden floors throughout. Mortlake station offers easy access into central London in 24 minutes, and the town centres of East Sheen and Richmond offer a variety of local amenities, cafes, shops and restaurants.

One Bedroom Apartment

Modern Shower Room

Spacious Reception

Fully Fitted Kitchen

EPC D | Council Tax B | Minimum Term 12 Months

Mortlake Station

Excellent Local Schools

Close to River Thames

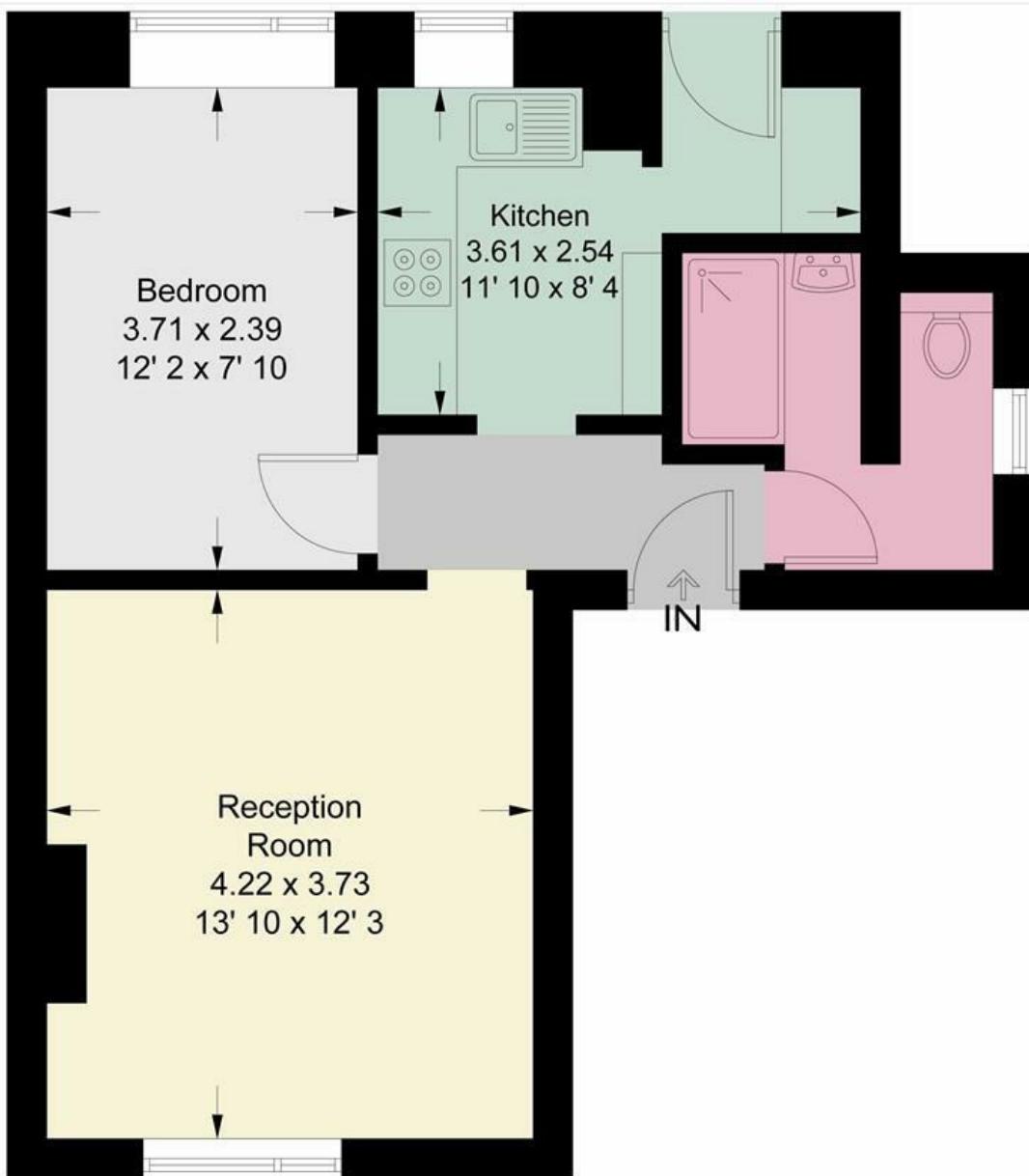
Excellent Transport Links

Deposit £1961.53 | Holding Deposit £392.30



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

**0208 876 6611**



## Ground 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) A		
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

