



**JAMES
ANDERSON**



TO LET

Kingsway, Mortlake, SW14

£4,750 Per Month

Per Month

A beautifully spacious five bedroom home on Kingsway, Mortlake. Arranged over three floors and ideal for modern family living. The property features an impressive open plan kitchen and dining area with integrated appliances, a central island, and patio doors opening onto a generous private garden, perfect for seamless indoor/outdoor entertaining. The ground floor also includes a bright double reception room, a guest WC, and ample storage throughout.

The first floor comprises three well proportioned double bedrooms and a contemporary family bathroom. The top floor offers the principal bedroom benefitting from its own en-suite shower room, and an additional spacious double bedroom, providing flexible accommodation for guests or a home office.

Kingsway is conveniently located near a variety of local shops, cafés, and restaurants, with Mortlake and North Sheen stations both within easy walking distance, offering excellent transport links.



Five Bedrooms



Two Bathrooms



Two Receptions



Open Plan Modern Kitchen



EPC D | Council Tax F



Mortlake Station



Excellent Local Schools



Close to the Shops & Restaurants



Private Garden



Deposit £6576.92 | Holding Deposit £1,096.15



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

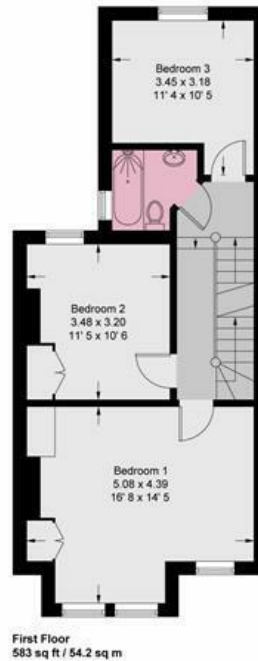
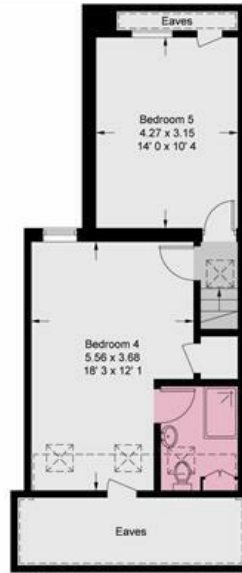
0208 876 6611

Kingsway

Approximate Gross Internal Area = 2040 sq ft / 189.6 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 135 sq ft / 12.5 sq m



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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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

