



**JAMES  
ANDERSON**



## TO LET






Clifford Avenue, Mortlake, SW14

## £2,150 Per Month

Per Month

A bright two bedroom apartment which has been thoughtfully refurbished. The entrance hall has ample storage and leads to a modern fully fitted eat-in kitchen, spacious living room with access to a south-west facing balcony, two double bedrooms and a stunning bathroom suite. Chertsey Court has lift access, communal gardens and residents parking while being a short distance from Mortlake station, Mortlake green and all of the shops, cafes and restaurants situated in East Sheen.

-  Two Double Bedrooms
-  Modern Bathroom
-  Bright Living Room
-  Stunning Kitchen
-  EPC C | Deposit £2480.76

-  Mortlake Station
-  Excellent Local School
-  River Thames Nearby
-  Communal Grounds & Lift Access
-  Holding Deposit £496.15 | Council Tax C



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

0208 876 6611



### Chertsey Court

Approximate Gross Internal Area = 701 sq ft / 65.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

