



JAMES  
ANDERSON



## TO LET

Lower Richmond Road, Mortlake, SW14

**£1,250 Per Month**

Per Month

The property boasts a studio style reception and bedroom with wooden flooring, neutral decor and views over the playing fields opposite. The fully fitted eat-in kitchen offers plenty of storage and worktop space for cooking. The three piece bathroom is in good order and with white tiling throughout. In addition tenants have direct access to the shared rear garden. The River Thames, Richmond Park and Richmond Town Centre are all very local to the property. The apartment has wooden flooring throughout and offers excellent living accommodation. Mortlake Station is very close by and provides links to Waterloo in 23 minutes.



Studio Apartment



One Bathroom



Unfurnished



Fully Fitted Eat-In Kitchen



EPC D | Council Tax C | Holding Deposit £288.46



Close to Mortlake Station



Close to Schools



Share of Rear Garden

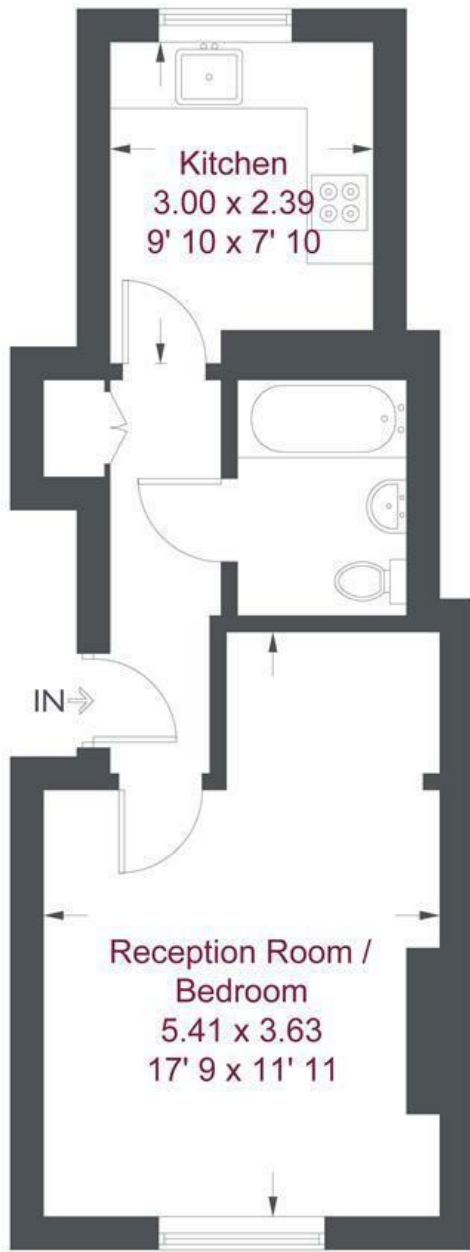


Near the River Thames & Mortlake Green



Deposit £1442.30 | Minimum Term 12 Months





**Ground Floor**



**Ground Floor**

(Not Shown In Actual Location / Orientation)

**Lower Richmond Road**

Approximate Gross Internal Area = 355 sq ft / 33 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
	<b>63</b>	<b>72</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

