



**JAMES
ANDERSON**



TO LET

Mortlake High Street, London, SW14

£2,600 Per Month

Per Month

A newly refurbished and extended 'garden flat' that forms part of an attractive, period building neatly situated in Mortlake, within moments of the River Thames and with a westerly facing rear aspect. This spacious property is arranged to provide three bedrooms, which includes a spacious main bedroom with fitted wardrobes and en-suite shower room, plus there is a second shower room and a fantastic, spacious, open plan kitchen/dining/living room that opens out to the garden. The attractive rear garden is enclosed and a good size.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC C / Council Tax F / Deposit £3,000



Barnes Bridge Station



Outstanding Local Schools



Private Garden



White Hart Lane



12 Month Minimum Term / Holding Deposit £600

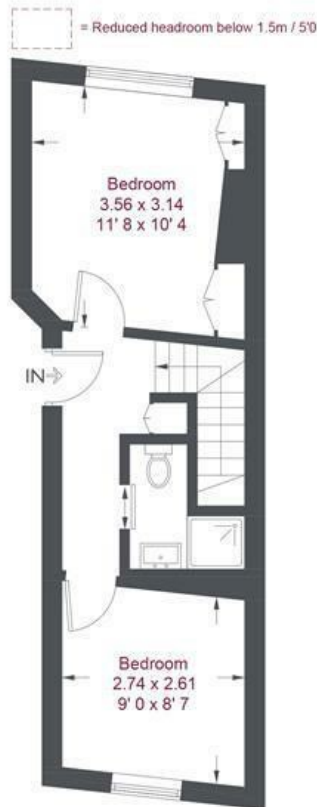


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Lower Ground Floor
588 sq ft / 54.6 sq m
(Including Reduced Headroom)



Raised Ground Floor
320 sq ft / 29.7 sq m

Mortlake High Street

Approximate Gross Internal Area = 902 sq ft / 83.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 908 sq ft / 84.3 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) A			
(81-91) B			
(69-80) C		72	72
(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		

