



**JAMES  
ANDERSON**



## TO LET

Alder Road, Mortlake, SW14

## £2,250 Per Month

Per Month

A recently refurbished ground floor maisonette on Alder Road. The property comprises a bright reception room, two bedrooms, a large modern kitchen with separate utility cupboard, stylish bathroom and access to a large garden and patio. With wooden floors throughout, this property is in excellent condition and has been decorated in neutral tones. Mortlake Station is a short walk away and all of the amenities of East Sheen are within easy reach. Alder Road is also conveniently located for Thomson House Primary School, which is rated 'outstanding' by OFSTED. The River Thames and Mortlake Green are also nearby.



Two Bedrooms



Stylish Bathroom



Bright Reception



Eat in Kitchen



EPC C / Council Tax D / Deposit £2,596.15



Mortlake Station



Thomson House School



Easy Access to City Centre



Shared Garden



Holding Deposit £519.23



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

0208 878 8688



Ground Floor

## Alder Road

Approximate Gross Internal Area = 672 sq ft / 62.4 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>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>		
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