



**JAMES  
ANDERSON**



## **TO LET**

Dukes Court, Mortlake, SW14

## **£1,650 Per Month**

Per Month

A spacious two bedroom apartment located a short walk from both the River Thames and Mortlake Station. This property offers two double bedrooms a fitted bathroom with shower over the bath and a modern kitchen that opens on to a large living room with wooden flooring. Dukes court is located on Mortlake high street close to a number of outstanding local schools and excellent transport links.



Two Double Bedrooms



Fitted Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating B



Mortlake Station



Outstanding Local Schools



River Thames

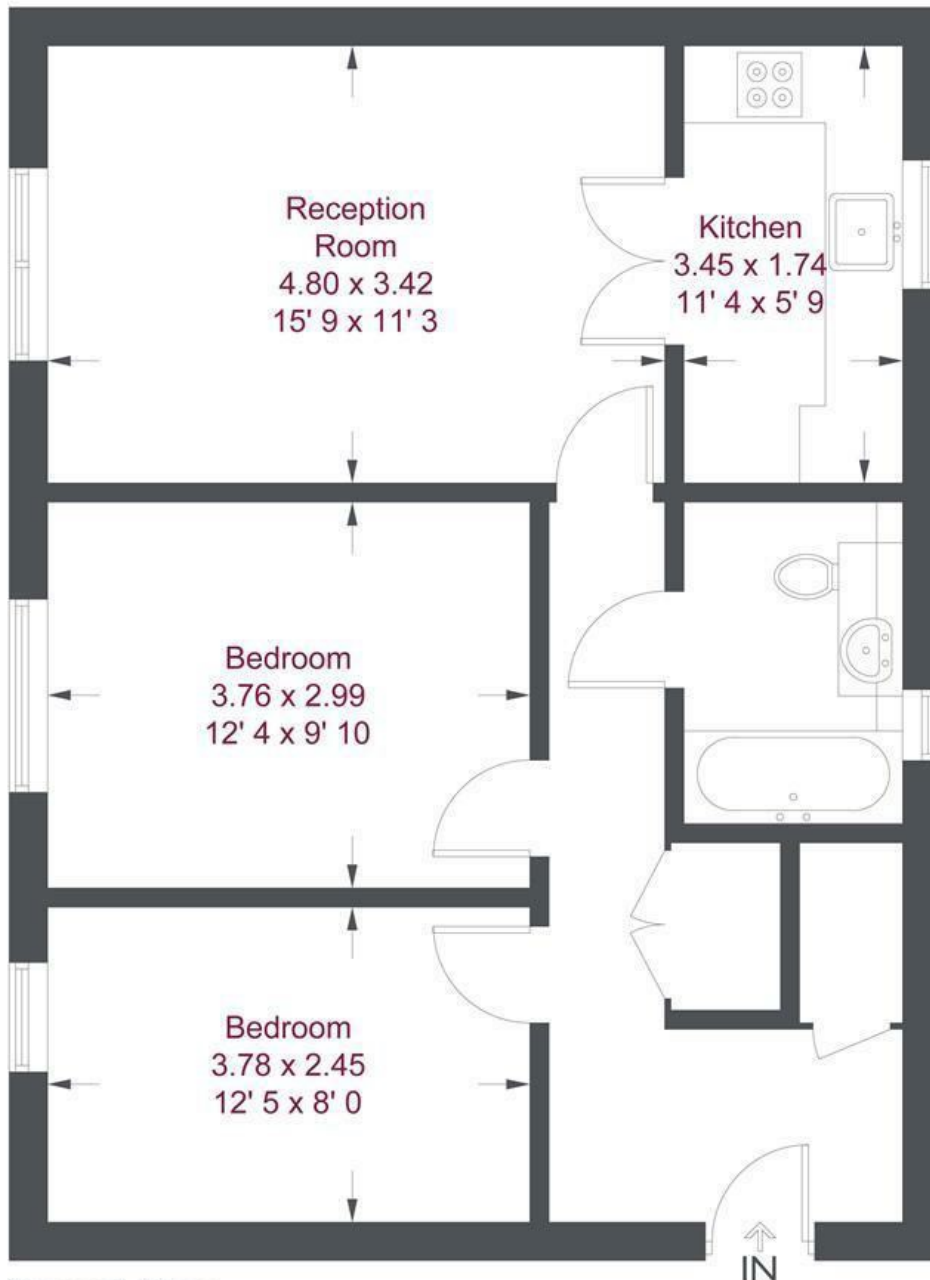


Mortlake Green



Ample Storage





**Ground Floor**

**Dukes Court**

Approximate Gross Internal Area = 657 sq ft / 61 sq m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</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>		
(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	

