



**JAMES
ANDERSON**



TO LET

Wadham Mews, Mortlake, SW14

£1,500 Per Month

Per Month

An immaculately presented ground floor one bedroom apartment with balcony and off street parking, within the desirable Wadham Mews development. The apartment is located close to Mortlake Station (24 mins to Waterloo), the River Thames and both East Sheen and Richmond Town Centres. This modern home benefits from an abundance of natural light and a bright open plan fully fitted kitchen/reception. The double bedroom has ample built in storage and the well appointed three piece bathroom is fully tiled with shower over bath. The property also offers a quiet location with good access to local parks, shops, restaurants and supermarkets.



One Bedroom



Modern Bathroom



Unfurnished



Open Plan Kitchen / Living



EPC Rating C



Close to Mortlake Station



Nearby Schools



Close to the River



Rear Courtyard

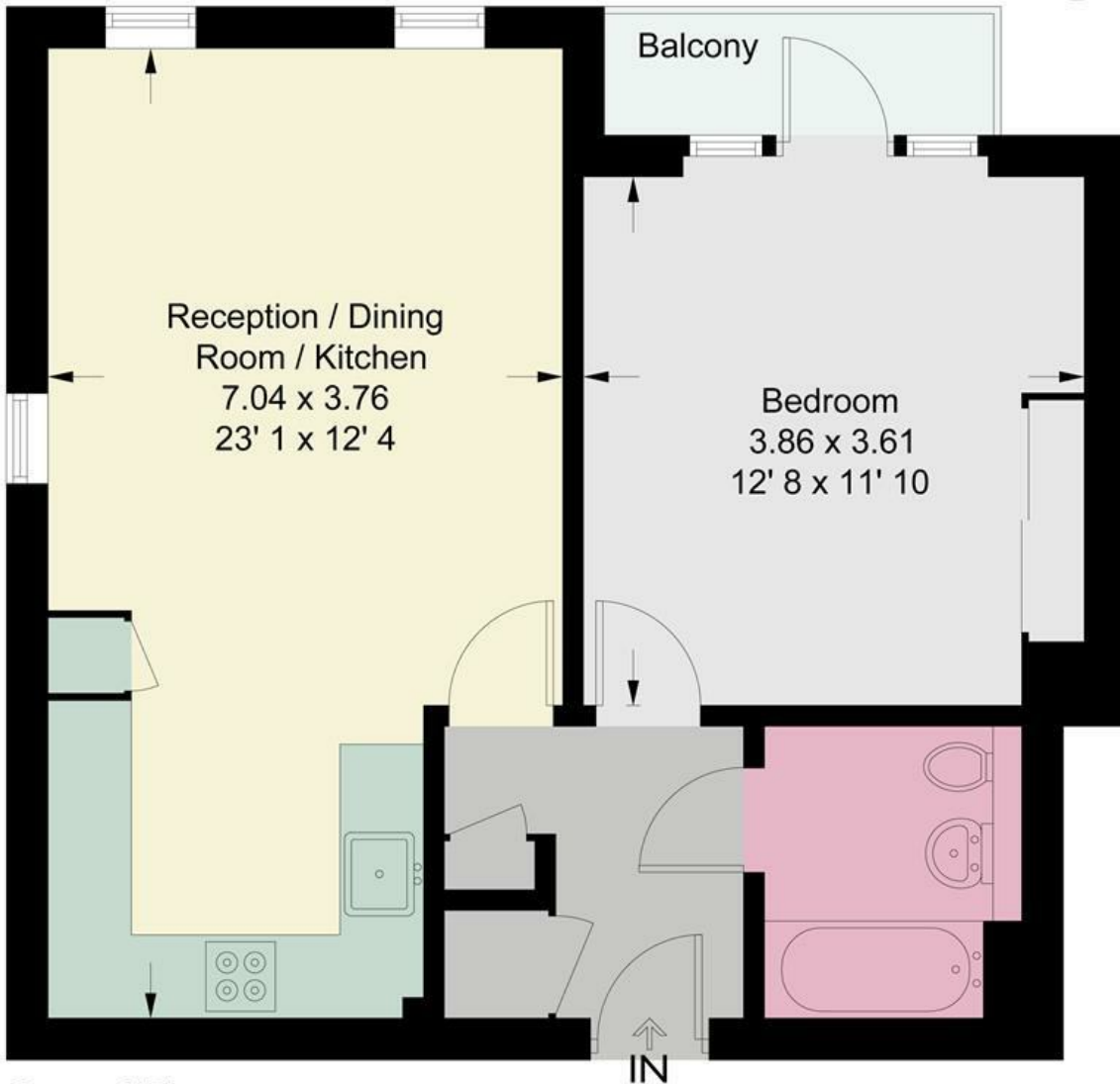


Off Street Parking



Churchill Court

Approximate Gross Internal Area = 532 sq ft / 49.4 sq m



Ground Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

