



**JAMES
ANDERSON**



TO LET






First Avenue, Mortlake, SW14






£5,000 Per Month

Per Month

A splendid double fronted Edwardian family residence located on a popular tree lined road in Mortlake, close to the local amenities of Barnes Village and White Hart Lane. This beautiful property offers two bright and spacious reception rooms, a stunning kitchen and dining area which over looks a functional and well presented garden. additionally there is a fully functional downstairs shower room. The first floor offers two sizable double bedrooms both with ample built in storage, main bedroom with walk in wardrobe and en-suite and an additional family bathroom.

Deposit Required £5,192.30
Minimum Term: 12 months
Holding Deposit: £1,038.46

-  Three Double Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Stunning Kitchen Dining Room
-  EPC Rating D

-  Barnes Bridge Station
-  Barnes Primary
-  White Hart Lane
-  Private Garden
-  Council Tax Band G (£3,369)

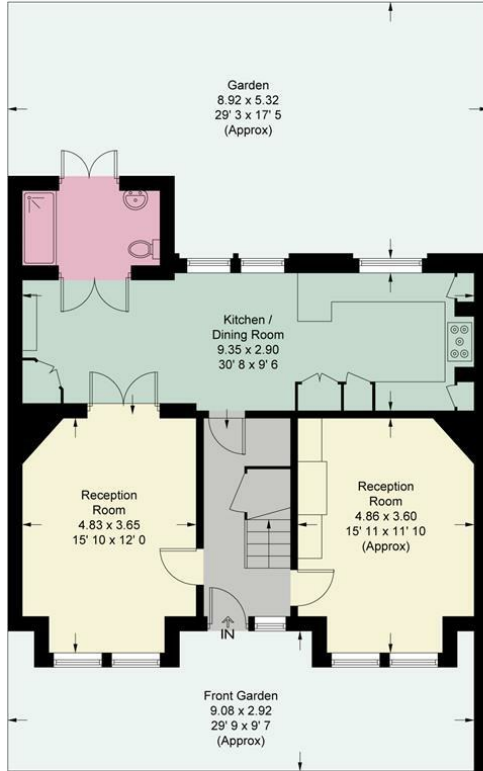


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

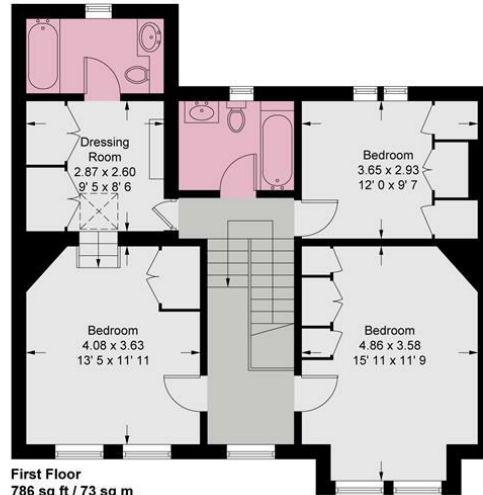
0208 878 8688

First Avenue

Approximate Gross Internal Area = 1594 sq ft / 148.1 sq m



Ground Floor
808 sq ft / 75.1 sq m



First Floor
786 sq ft / 73 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) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

