



**JAMES
ANDERSON**



TO LET

Lambourn House, Mortlake, SW14

£1,700 Per Month

Per Month

Fantastic first floor apartment situated minutes from Mortlake Station (24mins to Waterloo) and within close proximity to East Sheen town centre with its array of shops, cafes and restaurants. The property benefits from a spacious open plan living area with high vaulted ceilings, modern fitted kitchen with integrated appliances, double bedroom, bathroom suite with shower over the bath and a separate cloakroom. Further benefits include wooden flooring throughout with underfloor heating. Lambourn House is also a short walk from Barnes and the River Thames.

Deposit Required: £1,730.76

Minimum Term: 12 months

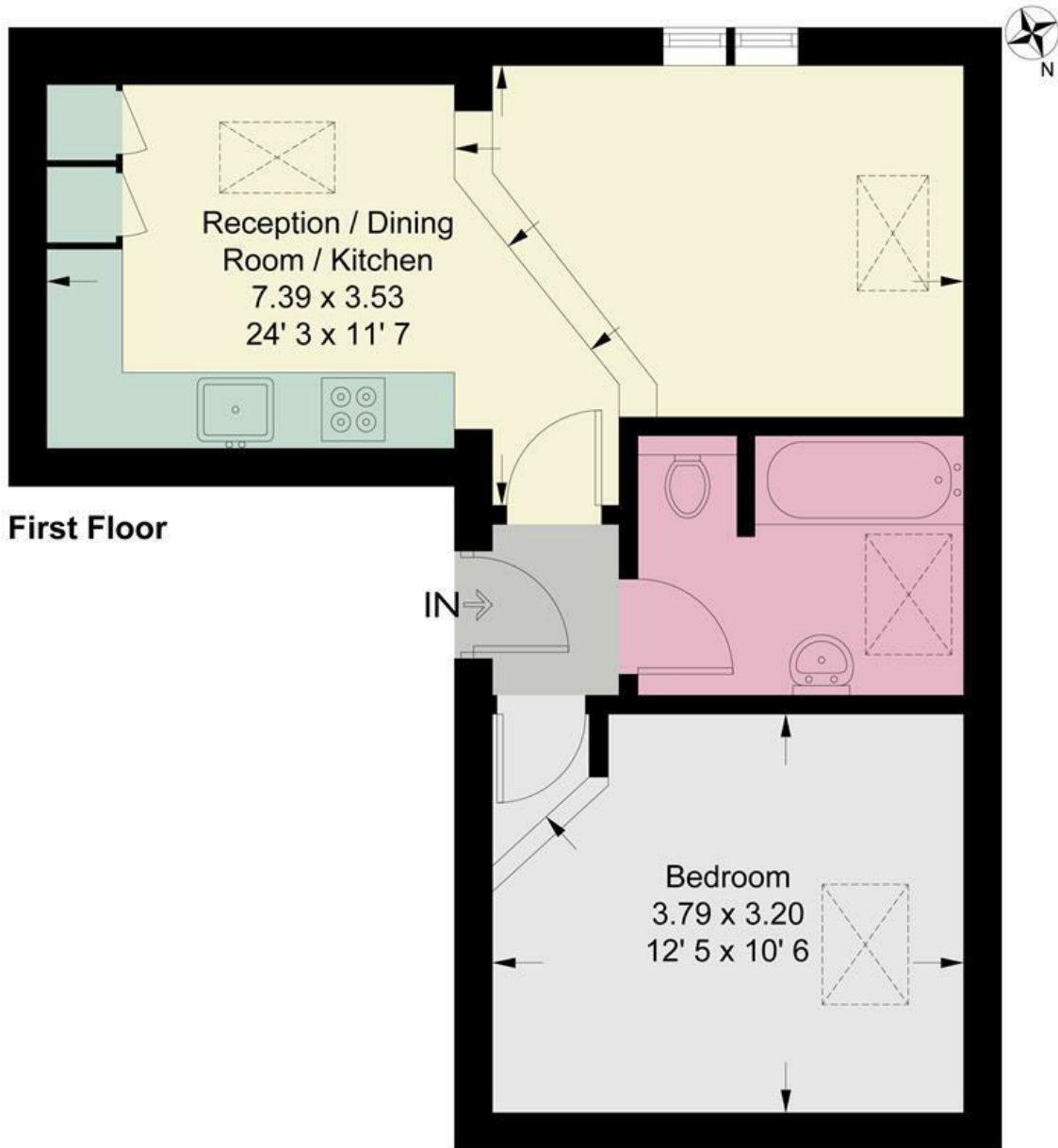
Holding Deposit: £346.15 (one week's rent)

-  One Double Bedroom
-  Mortlake Train Station
-  One Bathroom
-  Thomson House Primary School
-  Unfurnished
-  Near to Mortlake Green
-  Open Plan Kitchen
-  Purpose Built Apartment
-  EPC Rating C / Council Tax Band C / Holding Deposit £346.15
-  Deposit Required £1,730.76



Lambourn House

Approximate Gross Internal Area = 456 sq ft / 42.4 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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	85	85

