



**JAMES  
ANDERSON**



# TO LET

**£2,250**







Cowley Road, London, SW14

A light, spacious and beautifully presented property that occupies the ground floor and is arranged to provide two bedrooms, a light and open sitting room with attractive fireplace, a modern kitchen, which has access out to the garden, plus there is a modern, stylish bathroom with a separate shower cubicle. The shared garden is mostly paved with rear access. For the commuter, Barnes Bridge and Mortlake stations are a short walk away which offers a direct service to London Waterloo. Cowley Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being within easy reach.

Deposit Required £2,596.15

Minimum Term: 12 months

Holding Deposit: £519.23

-  Two Bedroom
-  Barnes Bridge Station
-  Modern Bathroom
-  East Sheen Primary
-  Bright Reception
-  Close to the River Thames
-  Eat-In Kitchen
-  Shared Garden
-  EPC Rating D/ Council Tax D/ Deposit £2596.15
-  Holding Deposit £519.23





### Cowley Road

Approximate Gross Internal Area = 735 sq ft / 68.3 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 740 sq ft / 68.8 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 CO<sub>2</sub> 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>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

