



**JAMES  
ANDERSON**



# TO LET

# £2,000 Per Month

4 Wadham Mews, Mortlake, SW14

Per Month

Immaculately presented two double bedroom apartment in a modern apartment block. This first floor flat comprises a large living space with modern open-plan kitchen, fully fitted with wooden floors. The spacious hallway provides access to the two bedrooms, one of which has an en-suite shower room and south-facing balcony. Additionally there is a separate bathroom, ample storage throughout and plenty of natural light. Tenants benefit from use of an allocated parking space, secure bike storage and lift-access.

Deposit Required: £2,307.69

Minimum Term: 12 months

Holding Deposit: £461.53 (one week's rent)



Two Double Bedrooms



One Bathroom / One Shower Room



Large Reception



Open Plan Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £461.53



Mortlake Station



Excellent Local Schools



Close to Mortlake Green



Balcony



Deposit Required £2,307.69

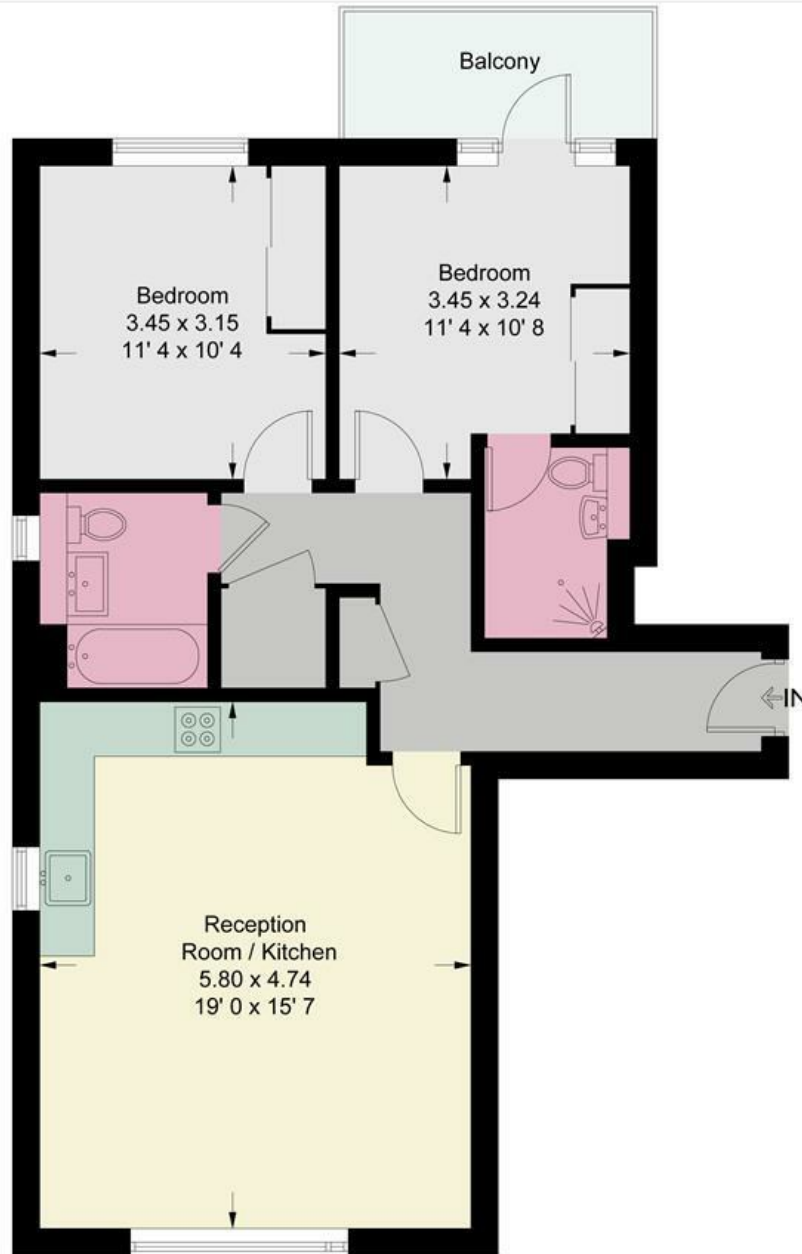


# Lincoln Lodge

Approximate Gross Internal Area = 736 sq ft / 68.4 sq m



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First 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) <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	<b>79</b>	<b>79</b>

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		

