



**JAMES
ANDERSON**




TO LET






Ashleigh Road, Mortlake, SW14

£2,750 Per Month

Per Month

This is a top floor maisonette over 2 floors. Newly refurbished to a very high standard with new carpet and wooden floors throughout. The property includes four double bedrooms and two stunning bathrooms. The kitchen is modernised and opens out to a stairs case that leads you to the private garden. Located on leafy Ashleigh road, the property is incredibly close to local amenities, the river and transport links are moments away.

-  Four Double Bedrooms
-  Two Bathrooms
-  Spacious Reception
-  Modern Kitchen
-  EPC Rating D

-  Mortlake Station
-  Thomson House
-  River Thames
-  Private Garden
-  Over 1200 Sq ft



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

0208 878 8688

Ashleigh Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1290 SQ FT 119.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	

