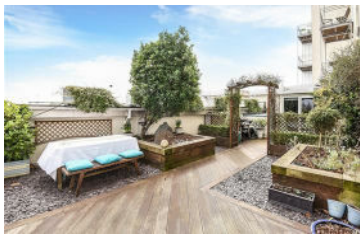




JAMES  
ANDERSON



## TO LET

Mortlake High Street, London, SW14

## £3,500 Per Month

Per Month

This unique home offers almost 1600 sqft of accommodation that is arranged to provide a master bedroom with dressing room and designer en suite bathroom, two further double bedrooms, a family bathroom, a reception room which opens onto the dining room with bay window and a modern fitted kitchen. The reception room/dining room benefits from views across the River Thames to Chiswick. The property is enhanced by a fabulous roof garden with each bedroom and the reception room providing an outlook across the garden. Vineyard Heights is a popular local landmark that benefits from a gated residents car park. The property is extremely well placed for rail access into London Waterloo as Mortlake station is a short walk away.



Three Double Bedrooms



Two Modern Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC Rating C/Council Tax Band G/Deposit £4,326.92



Mortlake Station



Thomson House School



River Thames



Underground Parking



Holding Deposit £865.38

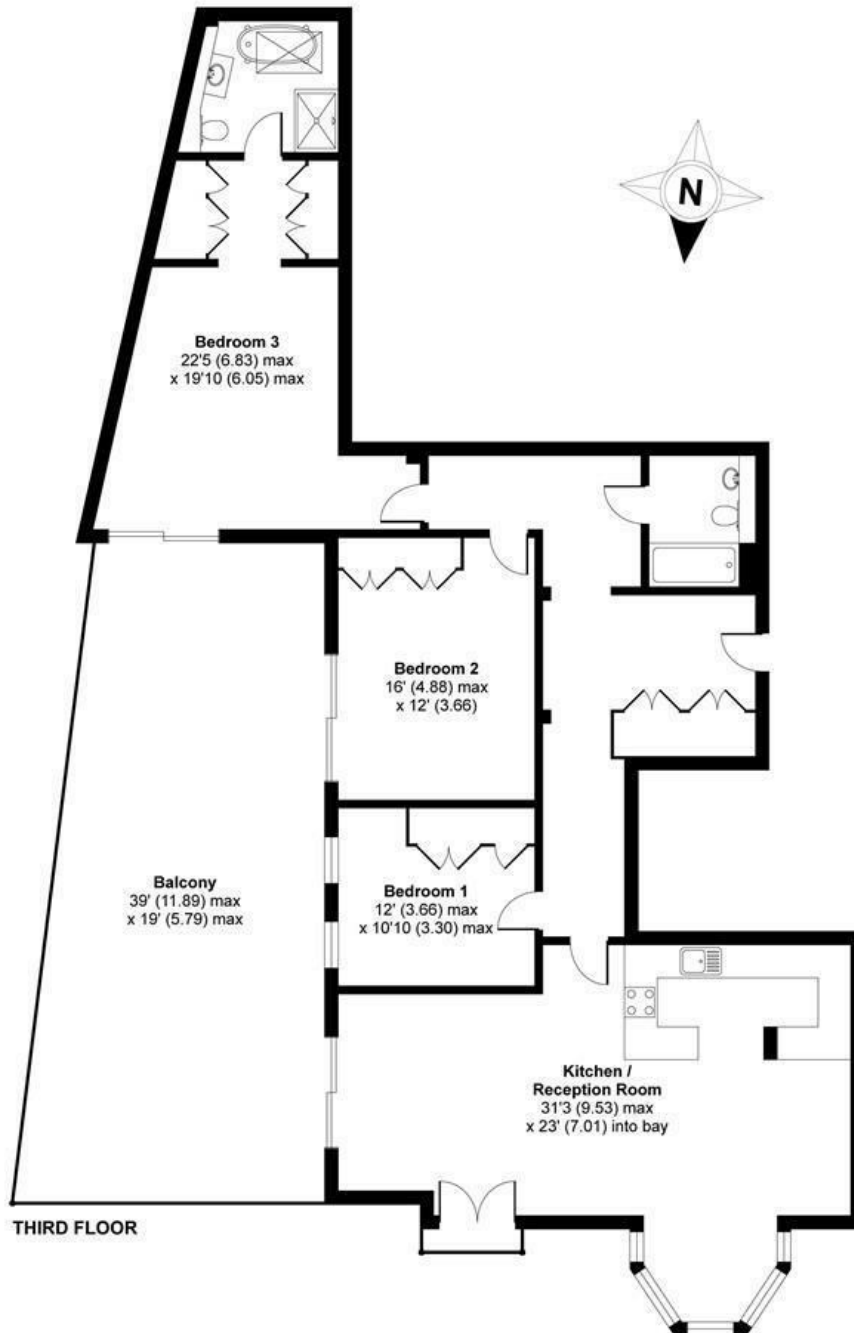


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Mortlake High Street, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1578 SQ FT 146.5 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) <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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

