



**JAMES
ANDERSON**



TO LET

Ashleigh Road, Mortlake, SW14

£2,250 Per Month

Per Month

An exceptional two bedroom ground floor maisonette with a private garden in the very popular Ashleigh road. The property is located near to excellent transport links, Barnes Bridge station, and a regular bus service to Hammersmith Bridge. The property has been recently redecorated and new carpets laid throughout. The accommodation consists of a living room, separate kitchen/ breakfast room with ample storage, two bedrooms, bathroom and a easy to maintain garden with a large shed and side access.



Two Bedrooms



Family bathroom



Bright Reception Room



Large Open Kitchen



EPC Rating D/ Council Tax Band D/ Deposit £2596.15



Mortlake Station



Thomson House Primary



Close to River Thames



Private Garden



12 Month Minimum Term / Holding Deposit £519.23



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

0208 878 8688

Ashleigh Road

Approximate Gross Internal Area = 653 sq ft / 60.7 sq m
(Excluding Shed)



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Ground 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) 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	60	63

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		

