



**JAMES
ANDERSON**



TO LET

Wadham Mews, Mortlake, SW14

£2,100 Per Month

Per Month

A superb penthouse style two bedroom, two bathroom apartment in immaculate condition with sought after off street parking. This excellent rental opportunity boasts a modern kitchen with dishwasher and all appliances, open plan to reception with wooden flooring, full of natural light and access to a balcony. Both bedrooms have built-in wardrobes and the principle bedroom has its own en-suite walk-in shower room. The property offers a second fully tiled bathroom with bathtub, additional internal storage, lift access and a security coded bicycle lock up. The apartment is located close to Mortlake Station (24 mins to Waterloo), the River Thames and both East Sheen and Richmond Town Centres with good access to local shops, restaurants and supermarkets.



Two Double Bedrooms



Two Bathrooms



Furnished



Open Plan Kitchen



EPC C | Council Tax D | Deposit £2423.07



Close to Mortlake Station



Nearby Schools



Private Balcony



Allocated Off Street Parking



Minimum Term 12 Months | Holding Deposit £484.61

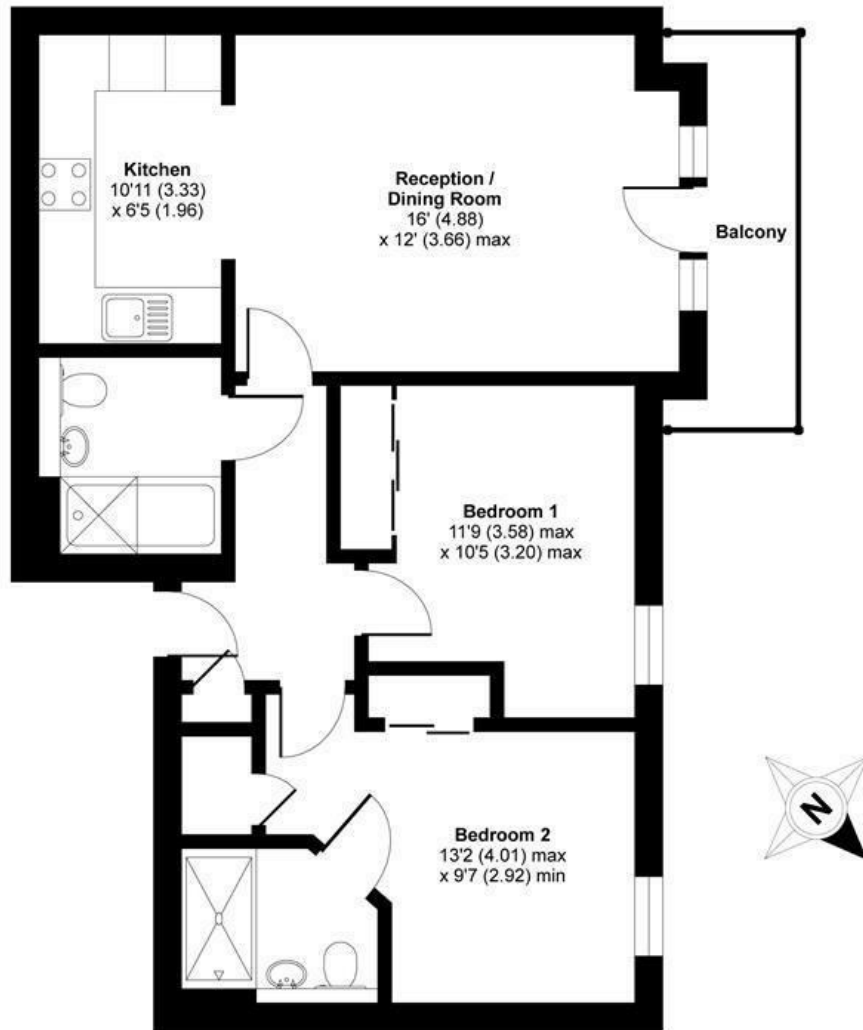


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Lincoln Lodge, Wadham Mews, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT 62 SQ METRES



THIRD FLOOR

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		76	76
(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		

