



**JAMES  
ANDERSON**



## TO LET

Wadham Mews, Mortlake, SW14

## £1,700 Per Month

Per Month

Stunning one bedroom ground floor apartment in a popular new-build development. This apartment offers a spacious entrance hall with large storage cupboard, modern fully fitted bathroom with shower over bath and a good sized double bedroom with built-in wardrobes. The open plan contemporary kitchen and living area with wooden floors leads out to a south facing private patio area and communal gardens which are shared with one other flat. This apartment is also pet friendly.



One Double Bedroom



Modern Bathroom



Furnished/Unfurnished



Fully Fitted Kitchen



EPC C / Council Tax Band D / Deposit £1961.53



Mortlake Station



Excellent Local Schools



Close to Mortlake Green

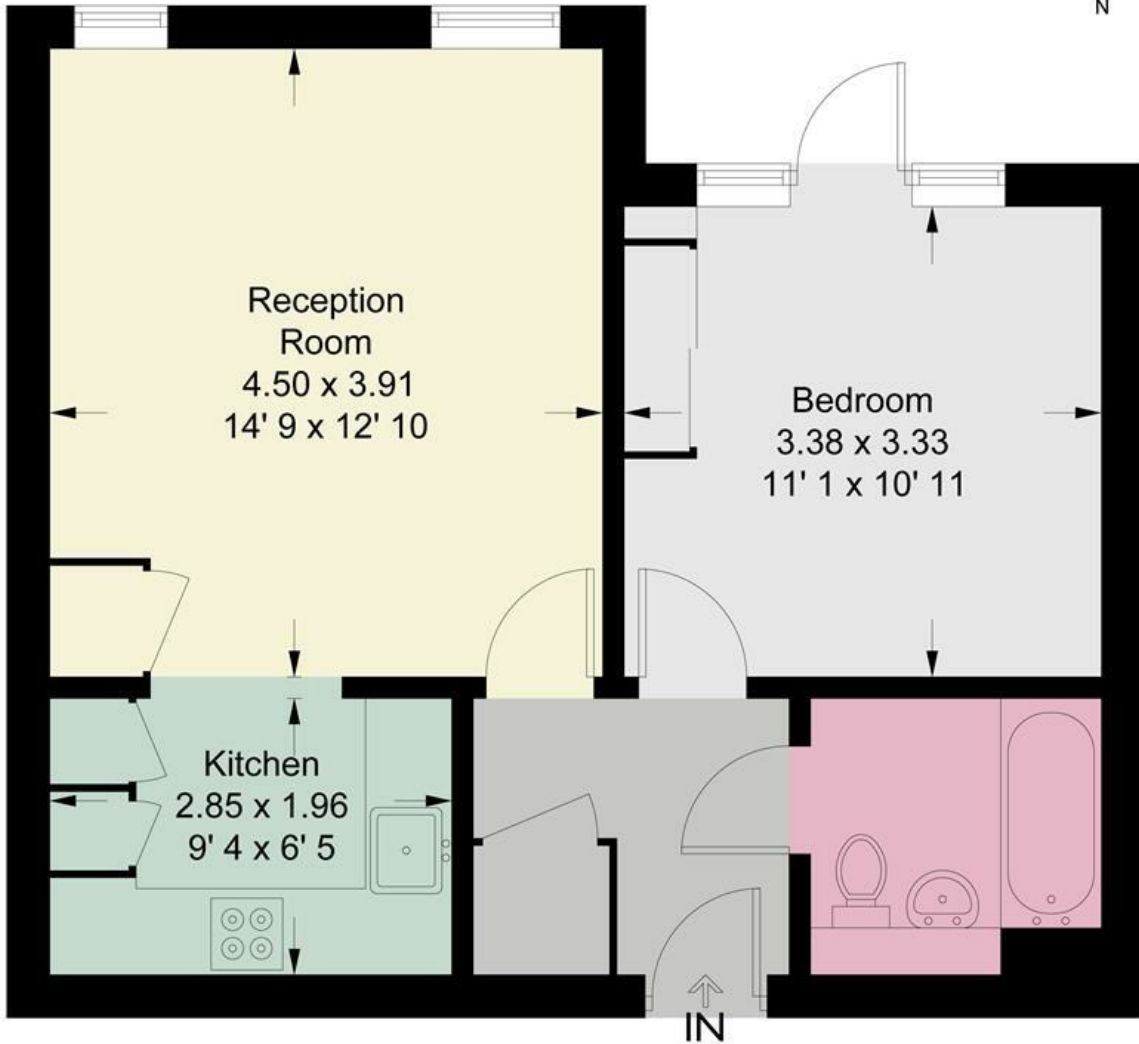


PET FRIENDLY



Minimum Term 12 Months / Holding Deposit £392.30





**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) <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 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	

