



**JAMES  
ANDERSON**



# TO LET











# £2,000 Per Month

Cowley Road, Mortlake, SW14

Per Month

Spacious three bedroom maisonette located on a popular tree lined road in Mortlake. The property comprises a large reception room, two double bedrooms, one with built in wardrobes and one single bedroom/study. At the rear of the property is a fully fitted kitchen with large dining area, modern white bathroom suite and a private decked balcony leading down to a private garden. Cowley Road is conveniently situated within a few minutes walk of Mortlake Station and Barnes Bridge Station, while the shops of White Hart Lane are a short stroll away.

DISCLAIMER: Please note this property is owned by the owners of James Anderson Estate Agents. In order to avoid any conflict of interest this notice is included in the details to ensure that prospective tenants are aware of this in order to make an informed decision about the property.

-  Three Bedrooms
-  Barnes Bridge Station
-  Modern Bathroom
-  Thomson House School
-  Bright Reception
-  Close to Mortlake Station
-  Kitchen/Diner
-  River Thames Nearby
-  EPC Rating D / Council Tax Band E / Deposit £2,307.69
-  Holding Deposit £461.53 / Minimum Term 6 Months

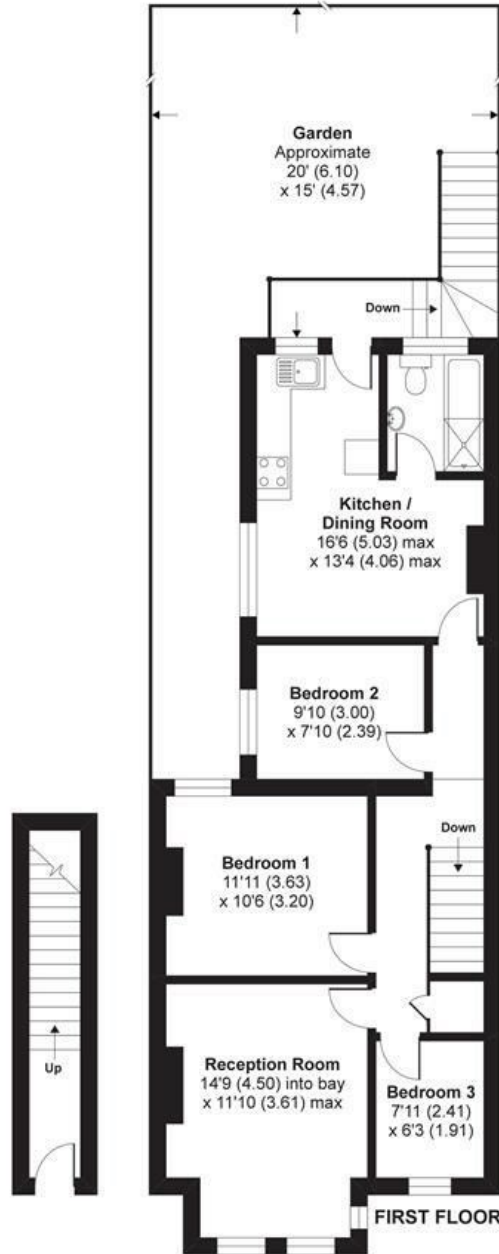


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Cowley Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 853 SQ FT 79.2 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	58	66

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		

