



**JAMES
ANDERSON**













TO LET

Lambourn House, Mortlake, SW14

£2,450 Per Month

Per Month

An incredibly large two double bedroom, two bathroom apartment located moments from Mortlake train station. This modern property has a very expansive open plan kitchen living room with large 'loft style' windows offering plenty of natural light throughout. The integrated kitchen comes with all new appliances and plenty of work top space. The family bathroom has a separate bath and shower and is nicely tiled throughout. The property also benefits from two large double bedrooms both complete with built in wardrobe space. The property is within close proximity to Thomson House Primary School and East Sheen town centre with its array of shops, cafes and restaurants, while also being walking distance to Rick Stein's restaurant and the amenities of White Hart Lane.

-  Two Double Bedrooms
-  Two Bathrooms
-  Unfurnished
-  Open Plan Kitchen/Living
-  EPC C/Council Tax Band C/Holding Deposit £565.38
-  Mortlake Train Station
-  Thomson House Primary School
-  Opposite Mortlake Green
-  High Specification Throughout
-  Minimum Term 12 Months/Deposit £2826.92

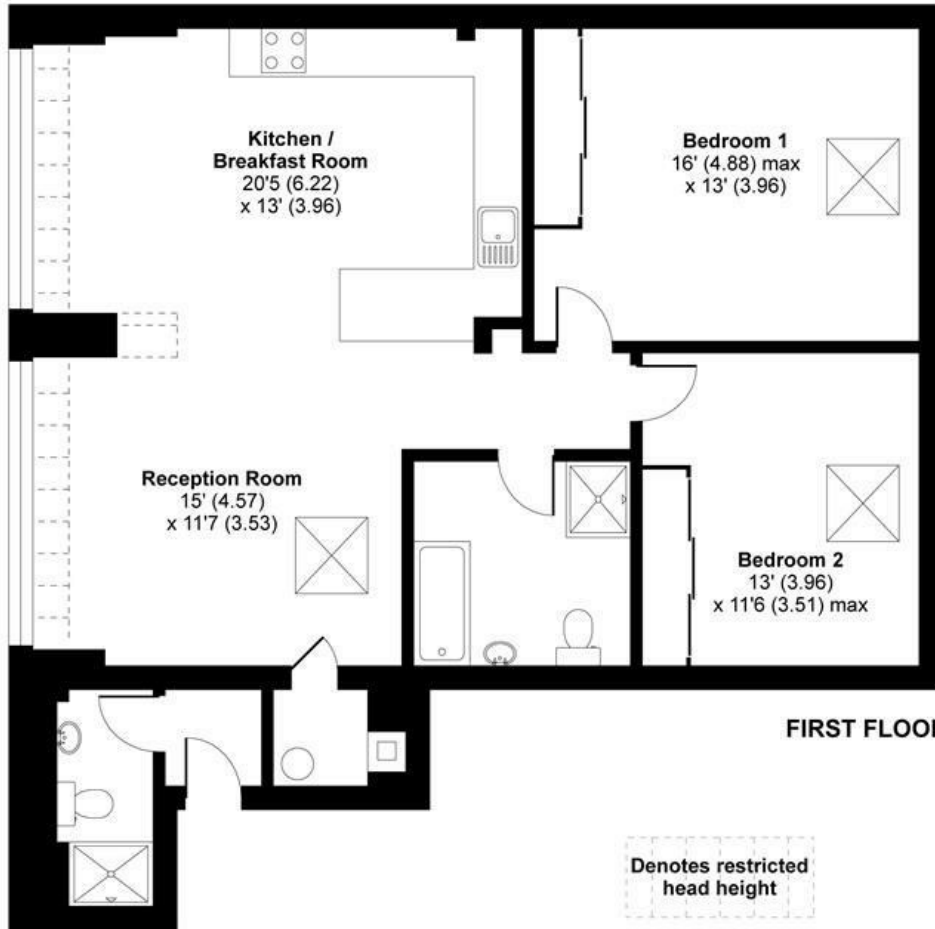


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Lambourn House, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1008 SQ FT 93.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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.

Copyright nichecom.co.uk 2016 Produced for James Anderson REF : 91350

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

