



**JAMES  
ANDERSON**



## TO LET

Avondale Road, Mortlake, SW14

## £2,750 Per Month

Per Month

A bright and spacious three bedroom, two bathroom maisonette located in the highly sought after Avondale Road, with Mortlake Station just a short walk away. The first floor accommodation offers a large kitchen with open reception room, a modern family bathroom, double bedroom, and an additional reception room with access down to a private garden. The top floor consists of a double bedroom and extremely spacious principal bedroom with en-suite shower room and extensive built in storage.



Three Bedrooms



Two Bathrooms



Two Reception Rooms



Brand New Kitchen



EPC Rating C/ Council Tax Band E/ Holding deposit £634.61



Mortlake Station



Thomson House



Private Garden



Recently Refurbished



Deposit £3,173.07/ 12 Month Minimum Term

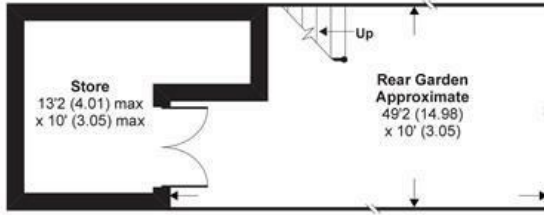


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

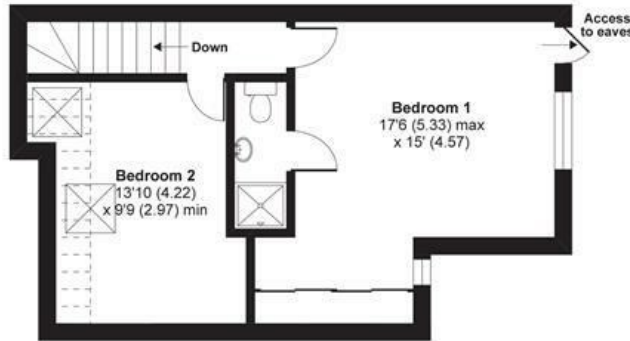
0208 878 8688

# Avondale Road, London, SW14

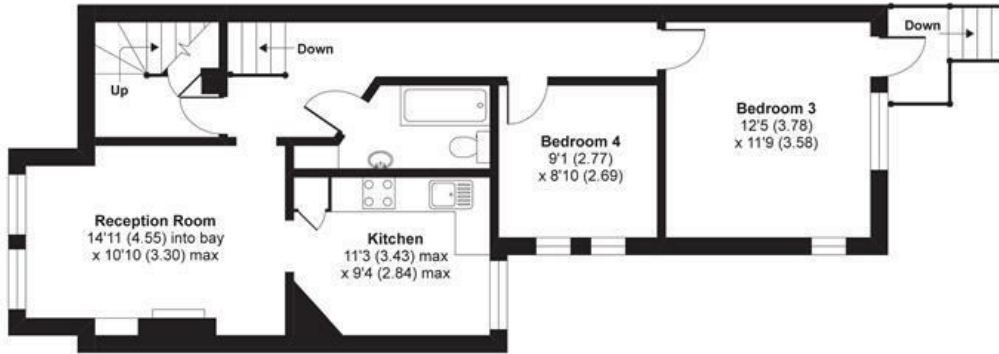
APPROX. GROSS INTERNAL FLOOR AREA 1194 SQ FT 110.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



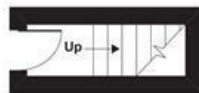
OUTBUILDING



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

