



**JAMES
ANDERSON**



TO LET

Langdon Place, Mortlake, SW14

£2,000 Per Month

Per Month

A fantastic two bedroom house in a quiet residential cul-de-sac in Mortlake, close to Mortlake Station. The ground floor comprises a spacious reception room, modern fully fitted kitchen and stairs that lead to the first floor which comprises one double bedroom with plenty of built-in wardrobes, a second bedroom and contemporary bathroom. The property benefits from an easy to maintain private garden at the front of the property and storage shed. Mortlake station offers transport links into London while Langdon Place is walking distance to the River Thames and all of East Sheen's shops, bars and restaurants. There are also several excellent primary schools close by.



Two Bedrooms



Modern Bathroom



Open Plan Reception



Fully Fitted Kitchen



EPC C | Council Tax Band D | Holding Deposit £461.53



Close To Mortlake Station



Excellent Local Schools



Short Walk to the River Thames



Private Garden



Deposit £2307.69 | Minimum Term 12 Months



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

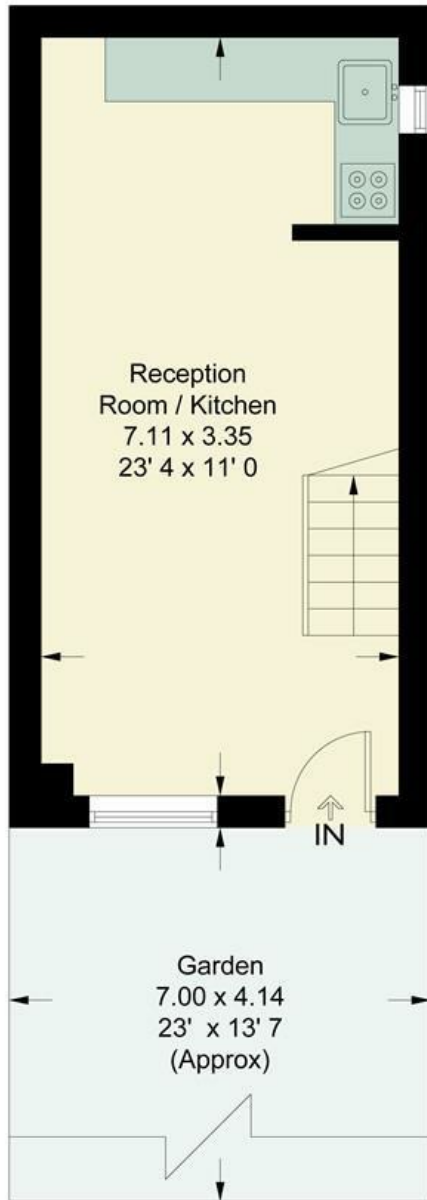
0208 876 6611

Langdon Place

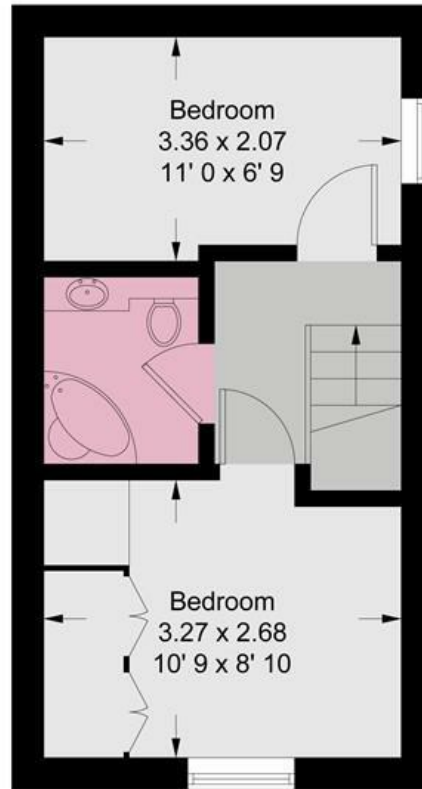
Approximate Gross Internal Area = 500 sq ft / 46.5 sq m



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Ground Floor
257 sq ft / 23.9 sq m



First Floor
243 sq ft / 22.6 sq m



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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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			88
(81-91) B			
(69-80) C			
(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	

