



JAMES  
ANDERSON



## TO LET

Kingsway, Mortlake, SW14

## £2,600 Per Month

Per Month

A fantastic three bedroom upper maisonette with a private garden. The property benefits from a spacious fully fitted kitchen with breakfast bar and dining area, spacious double bedroom, single bedroom/study and a family bathroom with roll-top bath tub and walk-in shower. The top floor offers a large double bedroom and en-suite shower room. The south facing private garden has been beautifully landscaped and partially decked. Kingsway is located a short walk from Mortlake station which offers excellent transport links into Waterloo (23 minutes) and Richmond (2 minutes) while being minutes from all of the local cafes, supermarkets and shops on the Upper Richmond Road West.



Three Bedrooms



Two Bathrooms



Holding Deposit £600 | Minimum Term 12 Months



Eat-In Kitchen



EPC C | Council Tax Band D | Deposit £3,000



Mortlake Station



Excellent Local Schools



Close to the River Thames



Private Garden



Unfurnished

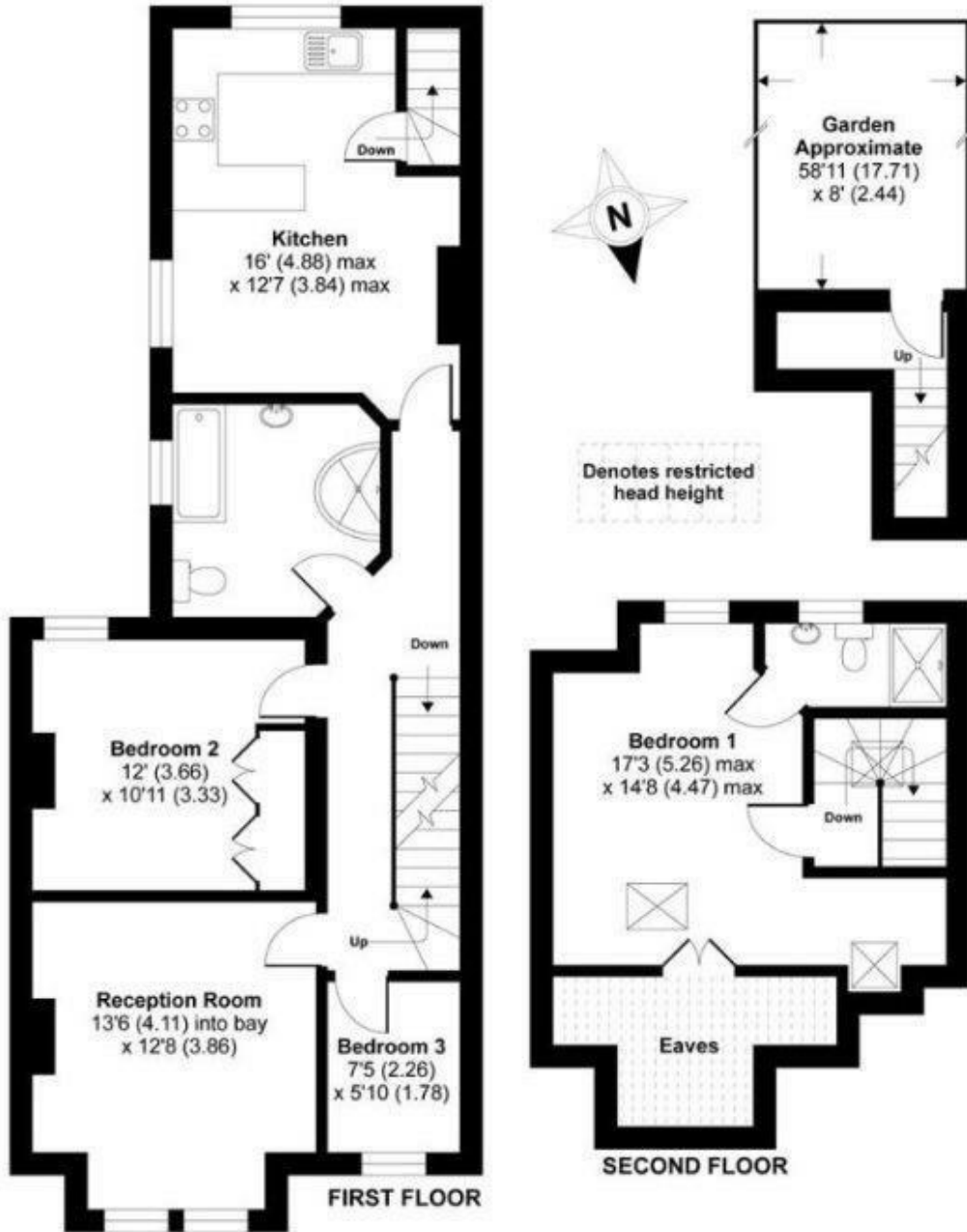


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Kingsway, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1070 SQ FT 99.4 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.

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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>		70	74
(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		

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		

