



**JAMES
ANDERSON**



TO LET

Mullins Path, Mortlake, SW14

£2,250 Per Month

Per Month

In good condition throughout this charming cottage provides good living space with two reception rooms (one open plan to the modern and bright kitchen), private garden, two double bedrooms and modern fully tiled bathroom. The property is located within easy reach of Mortlake Station (26 mins to Waterloo), Richmond Park and the River Thames. Bus services to Hammersmith Tube, Richmond and Putney are close by as are the amenities of East Sheen, Barnes and Richmond.



Two Double Bedrooms



Fitted Bathroom



Two Reception Rooms



Modern Kitchen



EPC E / Council Tax E / Deposit £2,596.15



Mortlake Station



Thomson House School



Local Shops and Restaurants



Private Garden



12 Month Minimum Term / Holding Deposit £519.23



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

0208 878 8688



Mullins Path

Approximate Gross Internal Area = 671 sq ft / 62.4 sq m
(Excluding Shed)

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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		

