



JAMES  
ANDERSON



## TO LET

Kingsway, Mortlake, SW14

## £2,200 Per Month

Per Month

A charming Edwardian period two bedroom maisonette with a private south facing garden. The property is in immaculate condition throughout after being recently modernised. This tasteful home boasts a large front reception room, with decorative electric fireplace, two double bedrooms with built in wardrobes, fully tiled family bathroom and an open plan kitchen/dining room with integrated appliances. Leading outside is a private south-facing garden with rear access. The property is situated within a popular residential road and is ideally located for Mortlake Green. It is well suited for commuters needing Mortlake Station which provides direct access to London Waterloo (23 minutes) while Richmond Town & Richmond Park are also nearby.



Two Double Bedrooms



One Bathroom



Upper Maisonette



Open Plan Kitchen/Diner



EPC E | Council Tax D | Deposit £2,538.46



Mortlake Station



Working Mums Daycare



Private Rear Garden



Tastefully Decorated



Holding Deposit £507.69 | Minimum Term 12 Months

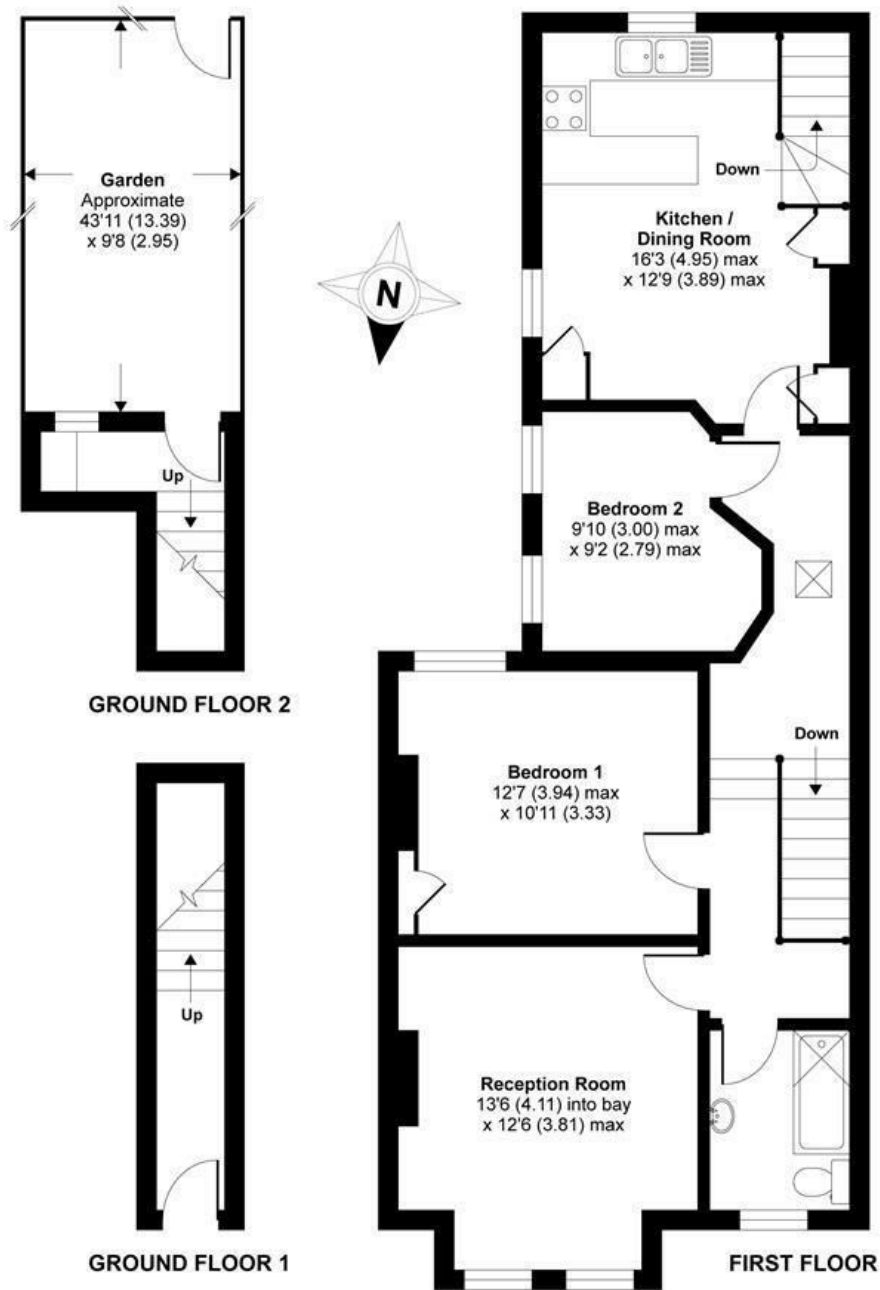


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Kingsway, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 873 SQ FT 81.1 SQ METRES



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	51	52

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		

