



**JAMES  
ANDERSON**



## TO LET

Ashleigh Road, Mortlake, SW14

## £2,250 Per Month

Per Month

A beautifully presented ground floor maisonette nestled on a sought after tree lined street in Mortlake. This spacious property boasts a bright reception room, two double bedrooms, modern bathroom, and an extended kitchen/breakfast room. Additionally, it features a generously sized private west facing garden, a charming fireplace, high ceilings, and elegant sash windows. Conveniently situated near Mortlake and Barnes Bridge Stations, offering easy access to Waterloo in just 26 minutes. The River Thames, as well as an array of local restaurants, pubs, and shops in White Hart Lane, Mortlake, and East Sheen, are just moments away.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Kitchen With Extra Dining Space



EPC C / Council Tax D / Deposit £2,596.15



Mortlake Station



Outstanding Local Schools



River Thames



Private Garden



12 Month Minimum Term / Holding Deposit £519.23

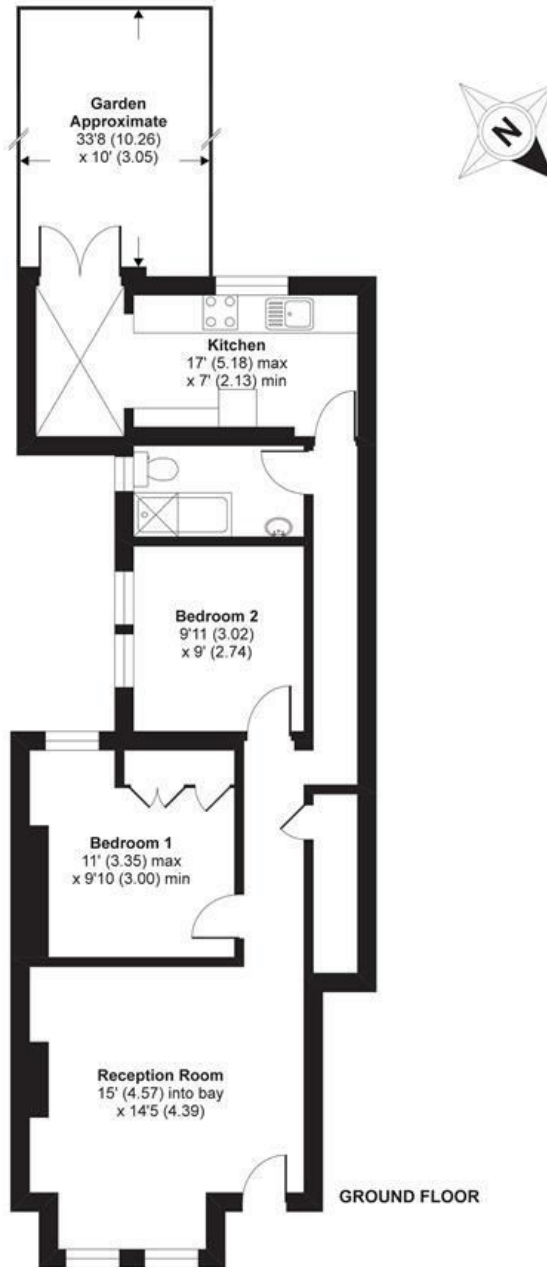


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Ashleigh Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT 67.2 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
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