



**JAMES
ANDERSON**



TO LET

Vineyard Path, London, SW14

£2,950 Per Month

Per Month

An exceptionally spacious (approx 1369 sqft inc Garage), modern property with accommodation arranged over three floors, with wonderfully high ceilings, located within a modern purpose built development, that has a private residents gymnasium. This well presented, modern home offers accommodation that is arranged to provide two double bedrooms, a stylish modern bathroom, a walk-in closet, a separate utility room with w/c, and a fantastic living/dining area that opens out to a southerly facing, first floor terrace, that incorporates a modern fitted kitchen with integrated appliances. The property is further enhanced by a private integral garage and double glazing. Mortlake Station is a short walk away, which offers a direct service to London Waterloo. Vineyard Path is conveniently placed for the shops and amenities of Sheen Lane, White Hart Lane and East Sheen. There are plenty of leisure opportunities nearby with the Thames River towpath just moments away, Richmond Park is within walking distance, and also Kew Gardens and various sports clubs. A number of the local primary schools are currently rated by Ofsted as 'Outstanding'.

-  Two Double Bedrooms
-  Modern Bathroom & Utility/Cloakroom
-  Spacious Open-Plan Living Area
-  Stylish Kitchen
-  EPC Rating B / Council Tax F / Leasehold
-  Mortlake Station
-  Outstanding Local Schools
-  Southerly Facing First Floor Terrace
-  Integral Garage
-  Modern Property Over Three Floors



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

0208 878 8688

Vineyard Path

Approximate Gross Internal Area = 1153 sq ft / 107.2 sq m
(Excluding Reduced Headroom)

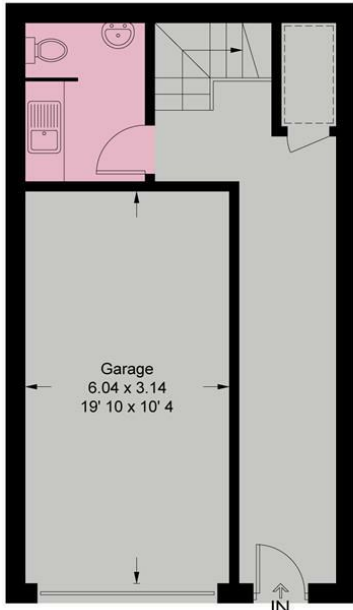
Reduced Headroom = 12 sq ft / 1.1 sq m

Garage = 204 sq ft / 19 sq m

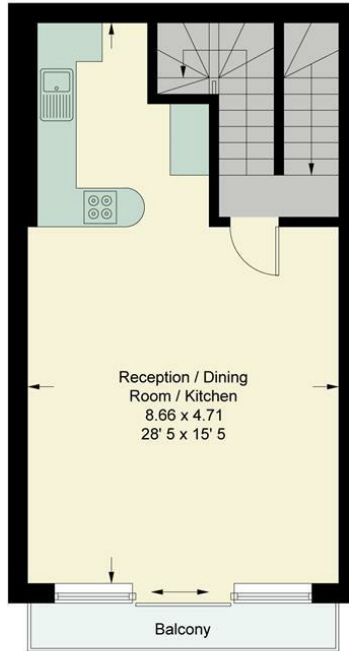
Total = 1369 sq ft / 127.3 sq m



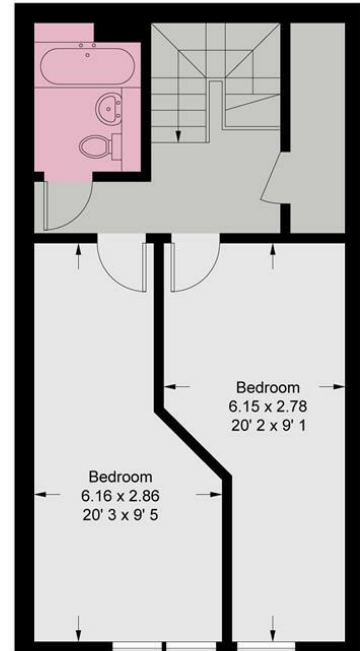
= Reduced headroom below 1.5m / 5'0"



Ground Floor
228 sq ft / 21.2 sq m
(Including Reduced Headroom /
Excluding Garage)



First Floor
444 sq ft / 41.3 sq m



Second Floor
493 sq ft / 45.8 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 | | | |
| (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 | |

