



**JAMES
ANDERSON**








TO LET






£2,000 Per Month

Dovecote Gardens, Mortlake, SW14

Per Month

A well presented two bedroom, first floor apartment located within a desirable private development with sought after off street parking. In good decorative order throughout, the property offers one double bedroom with built in wardrobes, second bedroom, a spacious reception room, newly fitted kitchen and a fully tiled modern bathroom. Dovecote Gardens is situated on a residential street and is within very easy reach of Mortlake Station (26 minutes to Waterloo), the River Thames, Richmond Park and the local shopping and amenities of East Sheen and Barnes Village. The 209 and 419 bus routes to Hammersmith and Richmond are very close by and provide a good service to Hammersmith Tube station and Richmond Town Centre.

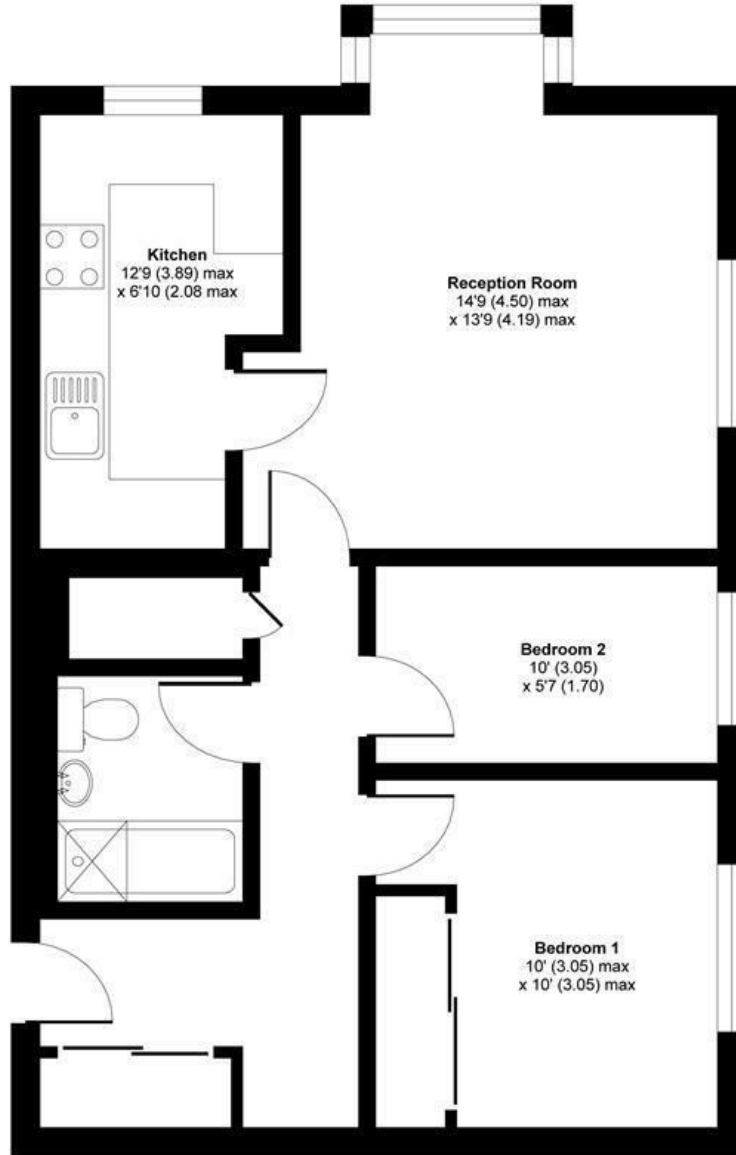
-  Two Bedroom
-  Modern Bathroom
-  Spacious Reception
-  Bright Kitchen
-  EPC C / Council Tax D / Deposit £2,307.69

-  Mortlake Station
-  St Mary Mags School
-  Bike Storage
-  Bus Station
-  12 Month Minimum Term / Holding Deposit £461.53



Dovecote Gardens, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 574 SQ FT 53.3 SQ METRES



FIRST FLOOR

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) 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	79	80

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		

