



**JAMES  
ANDERSON**













## TO LET

Wadham Mews, Mortlake, SW14

## £2,400 Per Month

Per Month

Beautiful two bedroom ground floor apartment in Wadham Mews, a charming property nestled in the heart of Mortlake. This bright and spacious property boasts two large bedrooms (both with built in storage), one with a private patio and the other with a modern en-suite. There's also a second contemporary bathroom, offering the perfect blend of comfort and convenience. Located in a sought-after area, this property is ideal for those looking to experience the vibrant lifestyle that London has to offer, with Mortlake station a short walk away and plenty of cafes, shops and restaurants in the surrounding area. The living area is open plan to a stunning well-equipped kitchen and provides access to a large garden. Further benefits include an off-street parking space and plenty of storage.

-  Two Double Bedrooms
-  Mortlake Station 0.5 miles
-  One Bathroom | One Shower En-Suite
-  Excellent Local Schools
-  Open Plan Reception/Kitchen
-  Close to the River Thames
-  Kitchen with Dishwasher
-  Off Street Parking | Garden and Patio
-  EPC C | Council Tax E | Holding Deposit £553.84
-  Deposit £2769.23 | Minimum Term 12 Months

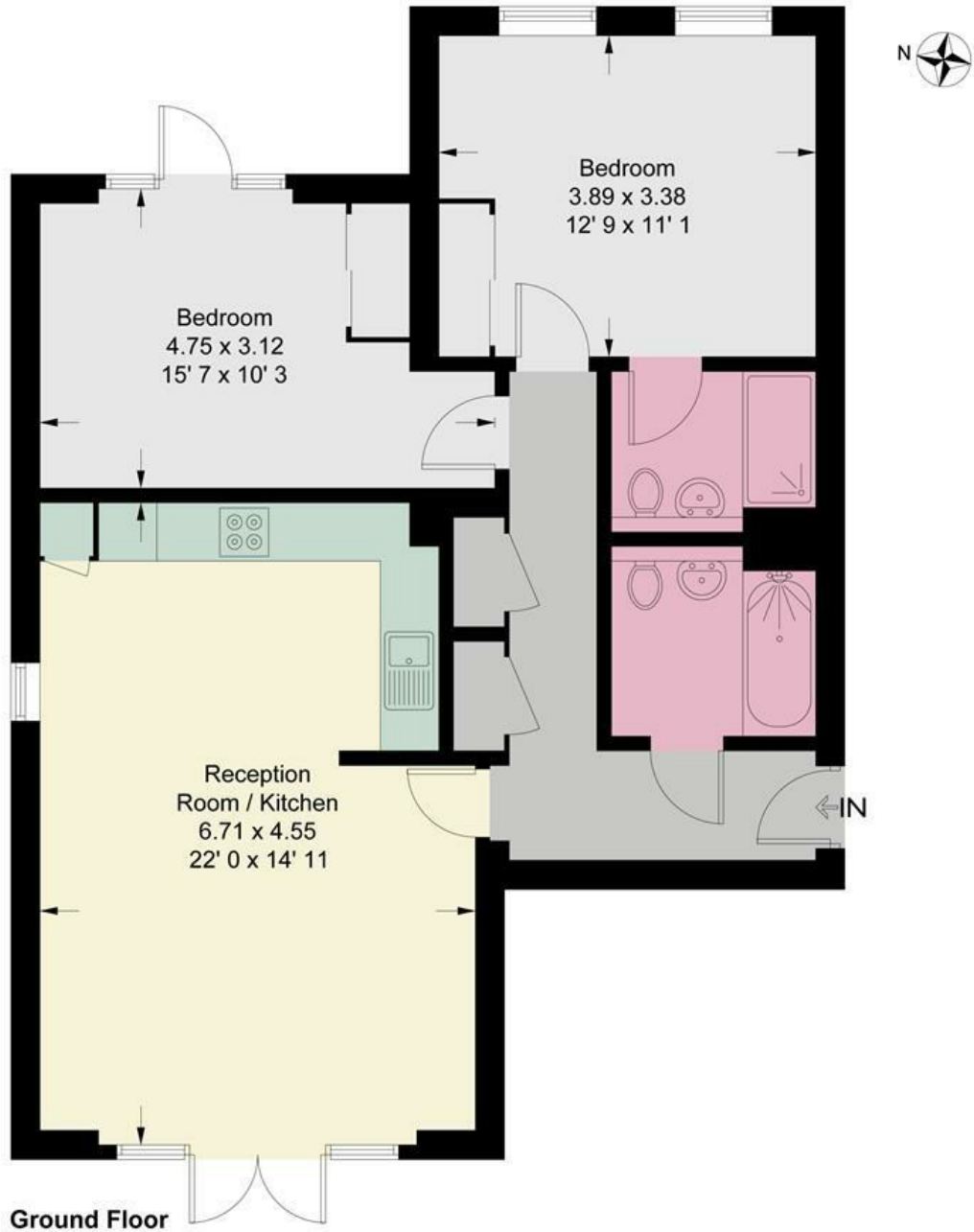


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Churchill Court

Approximate Gross Internal Area = 820 sq ft / 76.2 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) <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 | <b>80</b> | <b>80</b> |

| 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 |         |           |

