



JAMES  
ANDERSON



## TO LET

Avondale Road, Mortlake, SW14

**£2,500 Per Month**

Per Month

Located on the desirable Avondale Road, this spacious one-bedroom ground floor maisonette offers comfortable and stylish living with the added bonus of a private garden.

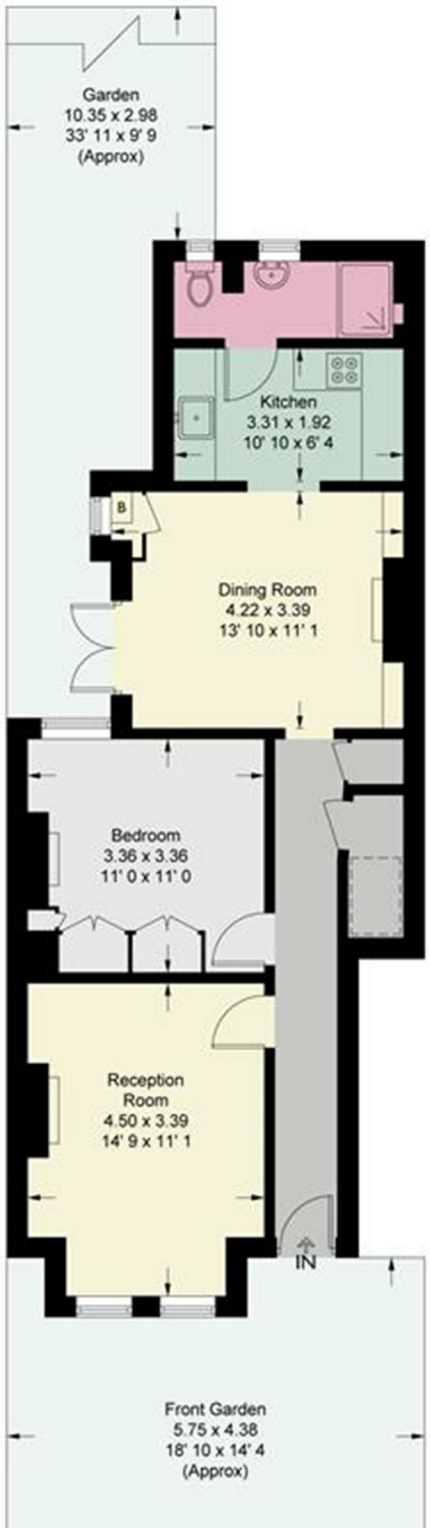
The apartment features a generously sized front room, perfect for relaxation and entertaining. A modern shower room and a large double bedroom which comes with built-in storage. There is a dining/reception room that seamlessly connects to a well-equipped kitchen and the private garden.

The well kept garden offers a tranquil outdoor space, ideal for enjoying the warmer months. Additionally, the apartment is conveniently located just a short walk from the River Thames, Sheen Lane and Mortlake Station, providing excellent transport links and convenient local shops.



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

0208 878 8688



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	54	61

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			
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