



JAMES  
ANDERSON



## TO LET

Dovecote Gardens, Mortlake, SW14

**£1,750 Per Month**

Per Month

A wonderful one double bedroom ground floor apartment in the popular Dovecote Gardens. The property comprises of bright reception room leading to a separate fully fitted kitchen, generous double bedroom with built in wardrobes and a neutrally decorated fully tiled bathroom. The property further benefits from allocated off street parking. Dovecote Gardens is perfectly located for transport links into London Waterloo via Barnes Bridge and Mortlake rail stations (approx 26 minutes) as well as local and regular bus services to Hammersmith Tube. The amenities of White Hart Lane, Barnes High Street, Sheen Lane and East Sheen town centre are all close by as is the River Thames and Richmond Park.



Attractive One Bedroom



Modern Bathroom



Bright Reception



Fully Fitted Kitchen



EPC Rating C | Council Tax D



Mortlake Station



Excellent Local Schools



Close to Shops, Park and River Thames



Off Street Parking

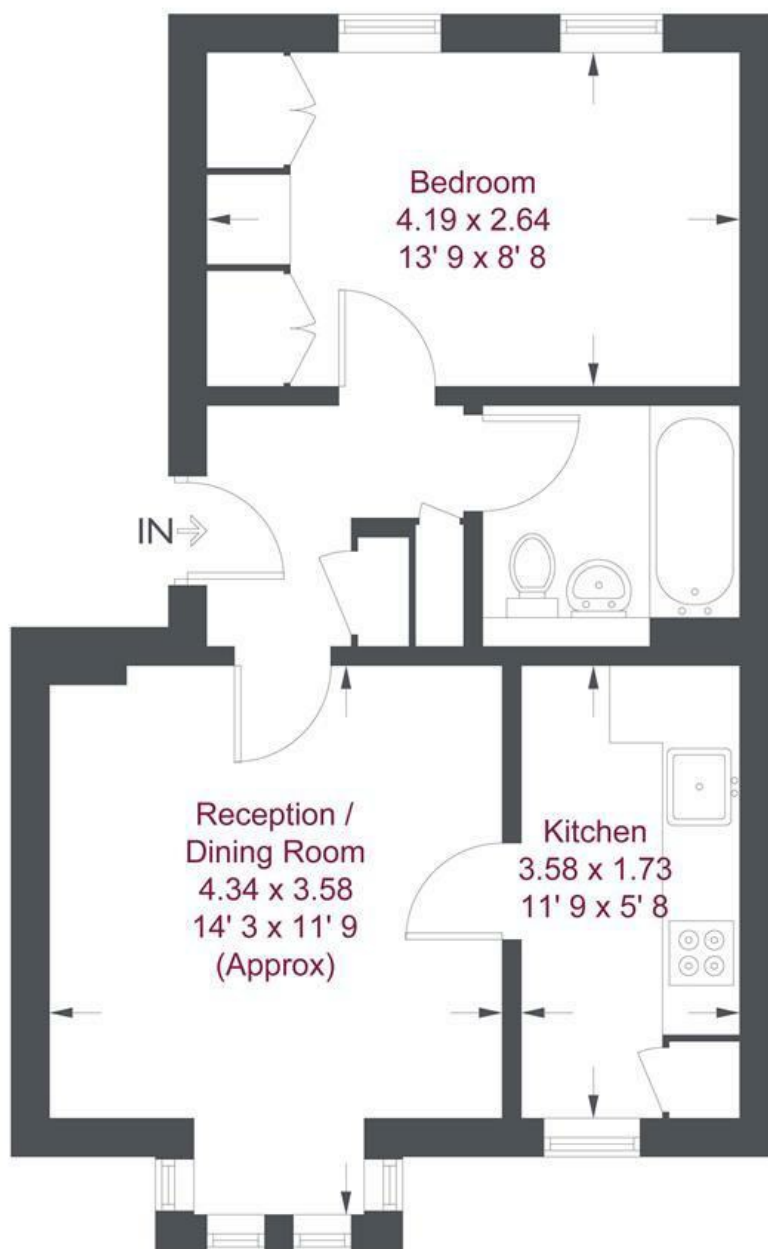


Deposit £2,019.23 | Holding Deposit £403.84



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

**0208 878 8688**



**Ground Floor**

## Dovecote Gardens

Approximate Gross Internal Area = 443 sq ft / 41.2 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 for loss whatsoever arising from or in connection with any use of the 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>                            | <b>74</b>                  | <b>76</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<br>2002/91/EC |           |

