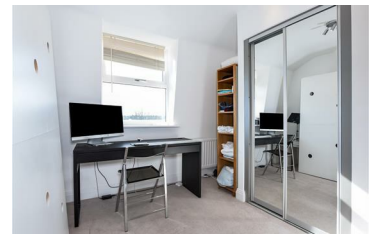




**JAMES
ANDERSON**



TO LET

Lincoln Lodge, Mortlake, SW14

£2,500 Per Month

Per Month

A superb penthouse style two bedroom, two bathroom apartment with sought after off street parking. This excellent rental opportunity boasts a modern kitchen with dishwasher and all appliances, open plan to reception with wooden flooring and full of natural light. Both bedrooms have built in wardrobe storage and the principle bedroom has its own en-suite walk in shower room and access to a balcony. The property offers a second fully tiled bathroom with bath tub, additional internal storage, lift access and a security coded bicycle lock up. The apartment is located close to Mortlake Station (24 mins to Waterloo), the River Thames and both East Sheen and Richmond Town Centres with easy access to local shops, restaurants and supermarkets.



Two Double Bedrooms



Two Bathrooms



Top Floor Apartment



Open Plan Kitchen/Reception Room



EPC C | Council Tax D | Holding Deposit £484.61



Close to Mortlake Train Station



Close to Local Schools



Close to River Thames



Lift Access, Balcony & Allocated Off Street Parking



Minimum Term 12 Months | Deposit Required £2884.61

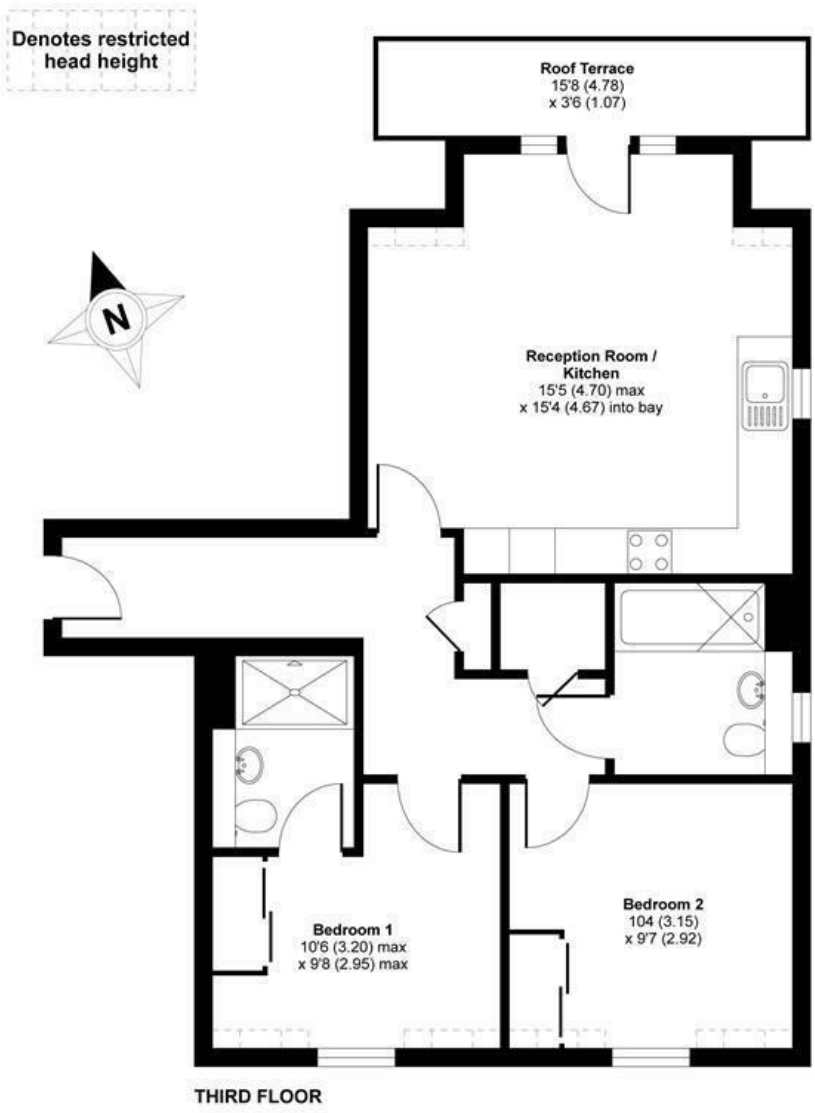


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Lincoln Lodge, Wadham Mews, Mortlake, SW14

APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT 55.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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	

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	

