



JAMES  
ANDERSON



## TO LET

Kingsway, Mortlake, SW14

**£4,750 Per Month**

Per Month

A beautifully spacious five bedroom home on Kingsway, Mortlake. Arranged over three floors and ideal for modern family living. The property features an impressive open plan kitchen and dining area with integrated appliances, a central island, and patio doors opening onto a generous private garden, perfect for seamless indoor/outdoor entertaining. The ground floor also includes a bright double reception room, a guest WC, and ample storage throughout.

The first floor comprises three well proportioned double bedrooms and a contemporary family bathroom. Occupying the second floor, the principal bedroom benefits from its own en-suite shower room, while the top floor offers an additional spacious double bedroom, providing flexible accommodation for guests or a home office.

Kingsway is conveniently located near a variety of local shops, cafés, and restaurants, with Mortlake and North Sheen stations both within easy walking distance, offering excellent transport links.

Five Bedrooms

Two Bathrooms

Two Receptions

Open Plan Modern Kitchen

EPC D | Council Tax F | Holding Deposit £1,096.15

Mortlake Station

Excellent Local Schools

Close to the Shops & Restaurants

Private Garden

Minimum Term 12 Months | Deposit £6576.92

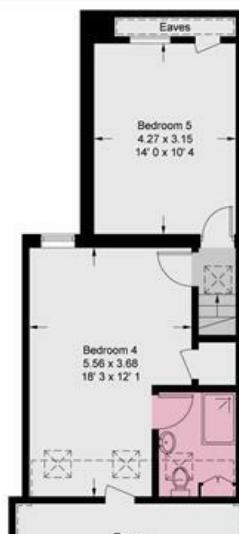
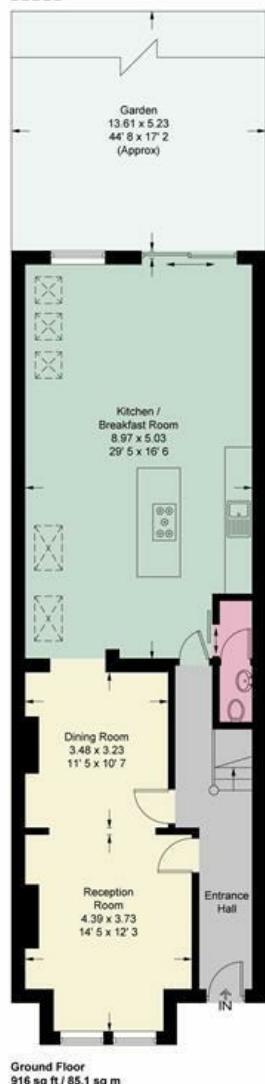


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 876 6611**



= Reduced headroom below 1.5m / 5ft



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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

