



**JAMES  
ANDERSON**



## TO LET

Dukes Court, Mortlake, SW14

## £2,000 Per Calendar

Per Calendar Month

A beautifully presented, light and spacious property, neatly positioned on Mortlake High Street, and backing on to the River Thames. This attractive modern, purpose built, second floor apartment is arranged to provide two bedrooms, modern kitchen, modern bathroom and lovely spacious living room with a Juliet balcony. The property further benefits from some high vaulted ceilings which are a nice feature, double glazing, gas heating and no onward chain. Local shops and amenities can be found nearby on Mortlake High Street, White Hart Lane and in Barnes Village. Barnes Bridge and Mortlake stations are within walking distance, along with outstanding local schools.



Two Double Bedrooms



Modern Bathroom



Fitted Kitchen



Bright Reception Room



EPC Rating C / Council Tax E / Deposit £2,307.69



Mortlake Station



Thomson House School



River Thames



Great Storage



Holding Deposit £461.53 / 12 Month Minimum Term



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

0208 878 8688



**Second Floor**

### Dukes Court

Approximate Gross Internal Area = 652 sq ft / 60.6 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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