



# TO LET

## £2,000 Per Calendar

Dukes Court, Mortlake, SW14

#### 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.



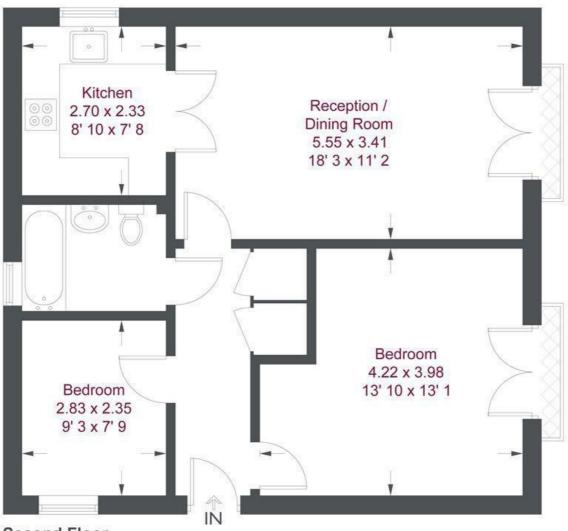
- Two Double Bedrooms Modern Bathroom
- IMODELLI Dall
- Fitted Kitchen
- Bright Reception Room
- 🔅 EPC Rating C / Council Tax E / Deposit £2,307.69
- 📄 Mortlake Station
- 👌 Thomson House School
- Q River Thames
- Great Storage
- Holding Deposit £461.53 / 12 Month Minimum Term



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			Environmental Impact (CO <sub>2</sub> ) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🛕
(81-91) B			(81-91)
(69-80)			(69-80) C
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directiv 002/91/E0	2 2 1	England & Wales



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