



**JAMES
ANDERSON**



TO LET

Mortlake High Street, London, SW14

£2,800 Per Month

Per Month

A modern and beautifully extended garden flat, forming part of an attractive period building, ideally located in Mortlake just moments from the River Thames. This spacious property boasts three well-proportioned bedrooms, including a generous main bedroom with fitted wardrobes and a stylish en-suite shower room. There is also a second contemporary shower room. The heart of the home is the expansive open-plan kitchen, dining, and living area, which flows seamlessly out to a charming west-facing garden. The enclosed garden offers plenty of space, perfect for outdoor relaxation and entertaining.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC C / Council Tax F / Deposit £3,230.76



Barnes Bridge Station



Outstanding Local Schools



Private Garden



White Hart Lane



12 Month Minimum Term / Holding Deposit £646.15

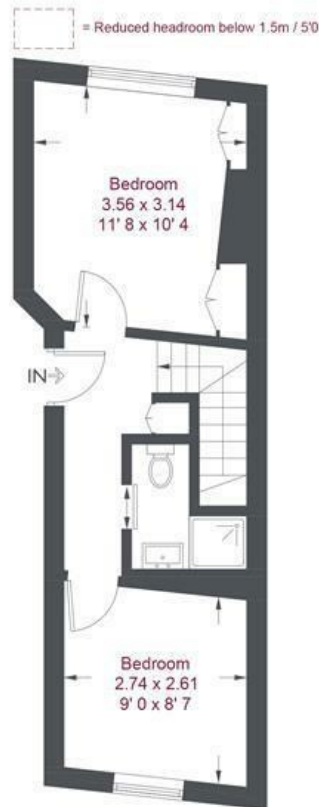


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Lower Ground Floor
588 sq ft / 54.6 sq m
(Including Reduced Headroom)



Raised Ground Floor
320 sq ft / 29.7 sq m

Mortlake High Street

Approximate Gross Internal Area = 902 sq ft / 83.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 908 sq ft / 84.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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		

