



JAMES
ANDERSON



TO LET

Ashleigh Road, Mortlake, SW14

£3,500 Per Month

Per Month

This impressive semi-detached home spans over 2,500 square feet and is arranged across three floors, offering five well proportioned bedrooms. The ground floor provides a modern kitchen (with dishwasher) leading on to a sunny private garden at the rear. The large double reception benefits from high ceilings with exposed beams and original fireplace boasting charm and character. The first floor has three double bedrooms, the master bedroom enjoys an ensuite shower room and there is a further shared family bathroom on this floor. The top floor offers a single bedroom, a double bedroom and second bathroom. Extra storage is available in the eaves.



Five Bedrooms



Three Bathrooms



Double Reception Room



Unique Family Home



EPC Rating E | Council Tax G | Deposit £4,038.46



Mortlake Station



Outstanding Local Schools



River Thames



Private Garden



Holding Deposit £807.69 | Minimum Term 12 Months

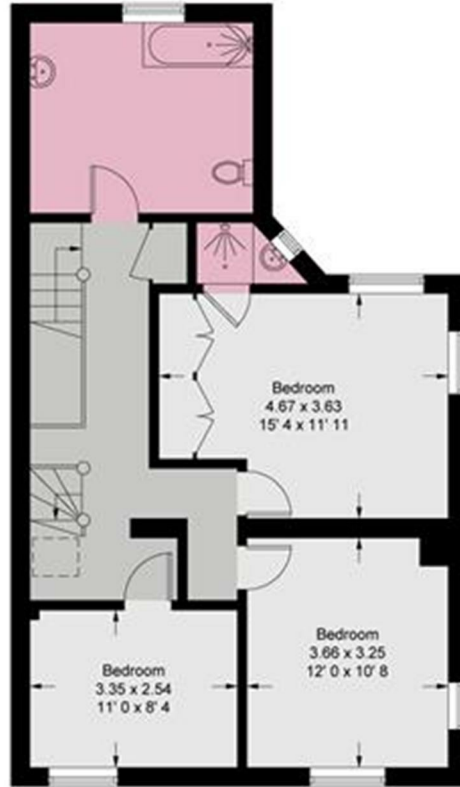


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



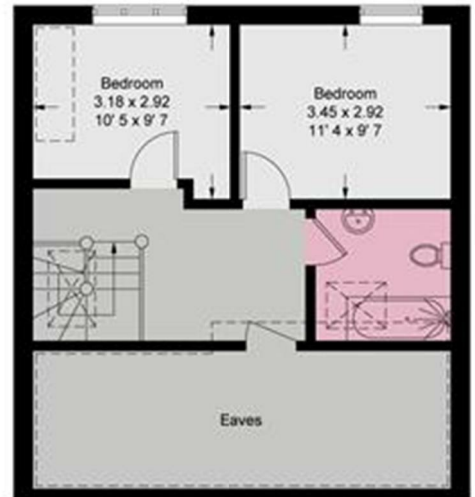
= Reduced headroom below 1.5m / 5'0"



First Floor
732 sq ft / 68 sq m
(Including Reduced Headroom)



Basement
466 sq ft / 43.3 sq m
(Including Reduced Headroom)



Second Floor
545 sq ft / 50.6 sq m
(Including Reduced Headroom / Eaves)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



