

WATERSIDE






MORTLAKE HIGH STREET LONDON SW14
£3,250 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Mortlake High Street London
SW14**

**£3,250 Per Month
Unfurnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two double bedrooms, - En suite bathroom, - Shower room, - Reception room with wooden floors, - Newly fitted kitchen, - Second floor, - Two balconies, - Underground parking for one car, - Unfurnished, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

252 Upper Richmond Road West
East Sheen, London, SW14 8AG
020 86 18 4550
Eastsheenlettings@hamptons-int.com
www.hamptons.co.uk

The Property

A beautifully presented and spacious second floor flat in this recent riverside development with panoramic views along the river. There are two double bedrooms, both with fitted wardrobes and one with an en suite bathroom, family shower room, reception room with wooden flooring and a brand newly fitted kitchen. There are two balconies and secure underground parking for one car.

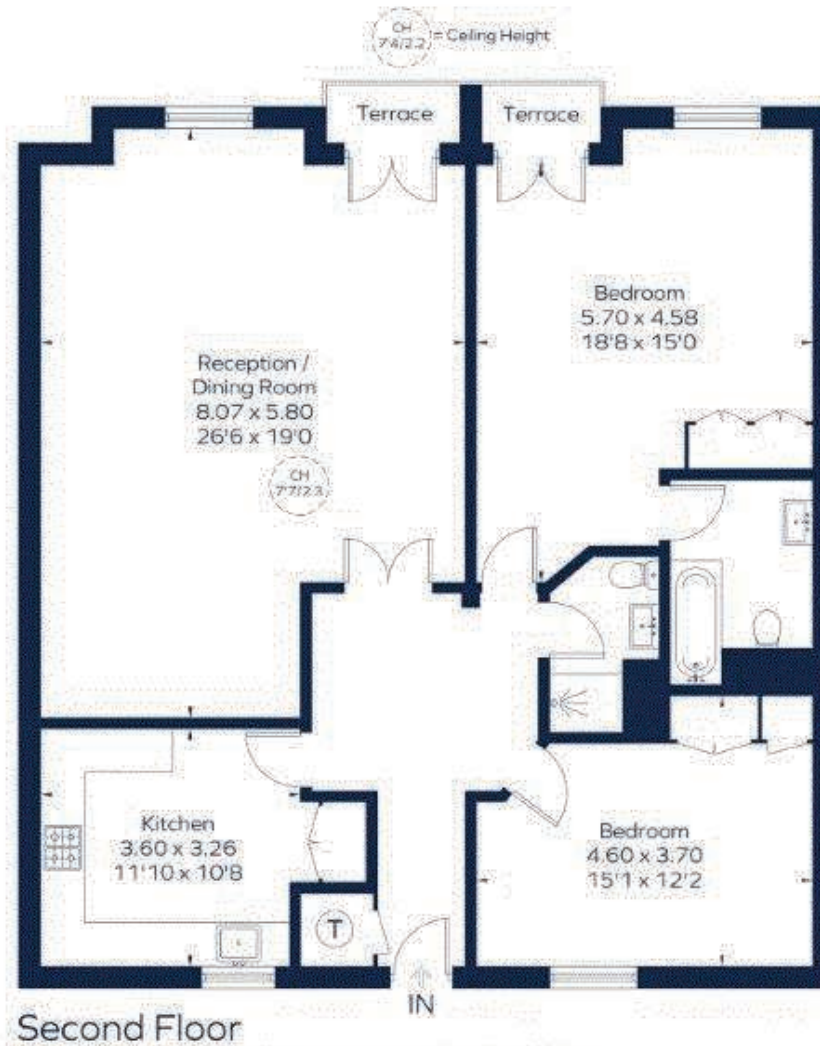
Location

Boatrace Court is conveniently situated within reach of the amenities of White Hart Lane, Sheen Lane, the River and Barnes Village. Mortlake station is a short distance away with it's direct trains to Waterloo. Local bus services provide access to Putney Bridge Underground Station and the District line as well as Richmond in the opposite direction. The larger shops including Waitrose in East Sheen are close at hand and the wide open spaces of Richmond Park, together with Barnes Common are also within reach. The tow path runs behind Boatrace Court for riverside walks or runs. There are also boat houses near by for those who like to row and lovely views towards the finishing post of the Annual Boat Race between Oxford and Cambridge just before Chiswick Bridge.



BOAT RACE COURT

Approximate Gross Internal Area = 1275 sq. ft. (118.5 sq. m.)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID: 1090887

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		69	77
<small>For more information on energy ratings</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

