

WATERSIDE






MORTLAKE HIGH STREET LONDON SW14
£3,350 PER MONTH AVAILABLE 01/11/2024

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Mortlake High Street London
SW14**

**£3,350 Per Month
Unfurnished**

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

Features

- 2 double en suite bedrooms, - Guest cloakroom, - Reception room open plan to the kitchen with island, - Direct river views, - Storage room, - Parking by separate negotiation, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

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{ TWO BEDROOM RIVERSIDE APARTMENT.

The Property

Raised ground floor apartment in this recently built gated riverside apartment on the site of the old Telstar Records building with direct river views. There are two bedrooms, one with an en suite shower room and one with an en suite bathroom, guest cloakroom, lovely reception room open plan to the fully equipped kitchen with Miele appliances and a wine fridge. There is a separate secure storage area and covered bicycle rack. Allocated parking is available by separate negotiation.

Location

Mortlake is an historic settlement on the banks of the river Thames which was famed for its tapestries, potteries and market gardens. Nowadays it provides a variety of new riverside apartments and Edwardian houses and flats. It has some lovely riverside pubs and the Rick Stein restaurant to provide brasserie style dining with excellent river views. Access to Central London is via Mortlake Station with links to Waterloo to the East and Richmond, Twickenham and beyond to the West. There are some excellent schools both Primary and Secondary within easy reach, including Thomson House, St Mary Magdalen's, the Harrodian, the Swedish School and St Paul's.



MORTLAKE HIGH STREET



Approximate Gross Internal Area
 Ground Floor = 36 sq. ft. (3.4 sq. m.)
 First Floor = 1118 sq. ft. (103.9 sq. m.)
 Second Floor = 1154 sq. ft. (107.3 sq. m.)



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 863885

CH = Ceiling Height

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		
Energy Efficiency Class (1-100 kWh/m ² /year)	Current	Potential
1-10 (A)		
11-20 (B)		
21-30 (C)		
31-40 (D)		
41-50 (E)		
51-60 (F)		
61-70 (G)	72	72

EU Directive 2002/91/EC
 England & Wales

