



**JAMES
ANDERSON**



TO LET



Ashleigh Road, Mortlake, SW14

£2,250 Per Month

Per Month

This well-presented ground floor maisonette on the popular Ashleigh Road offers a flexible layout that can be used as either a two-bedroom apartment with one reception room or a one-bedroom with two reception rooms. The property features a modern kitchen that opens directly onto a large private rear garden, a spacious front room with a period fireplace, and a stylish bathroom. Ashleigh Road is conveniently located for both Mortlake and Barnes Bridge stations, as well as the independent shops and restaurants of White Hart Lane.

-  Two Bedrooms
-  Modern Bathroom
-  Bright Living Room
-  Immaculate Kitchen
-  EPC C / Council Tax D

-  Close to Mortlake Station
-  Thomson House School
-  Close To River Thames
-  Enclosed Rear Garden
-  Deposit £2,596.15 / £519.23 Holding Deposit



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

0208 878 8688



Ashleigh Road

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 14 sq ft / 1.3 sq m

Total = 762 sq ft / 70.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

