



**JAMES  
ANDERSON**



# TO LET

**£2,250 Per Month**

Sheengate Mansions, East Sheen, SW14

Per Month

A bright and spacious mansion block apartment with two bedrooms, in the heart of East Sheen. There are an array of shops, cafes and restaurants situated nearby, as well as being a short walk to Richmond Park and Mortlake station. This stunning home offers a spacious entrance hall, large reception room, two double bedrooms, modern kitchen with dining area, and a contemporary bathroom. The property is perfect for professional couples, sharers and small families alike.



Two Double Bedrooms



Modern Bathroom



Bright Living Room



Kitchen/Dining Area



EPC D | Council Tax C | Holding Deposit £519.23



Mortlake Station



East Sheen Primary School



Close to Richmond Park



Top Floor

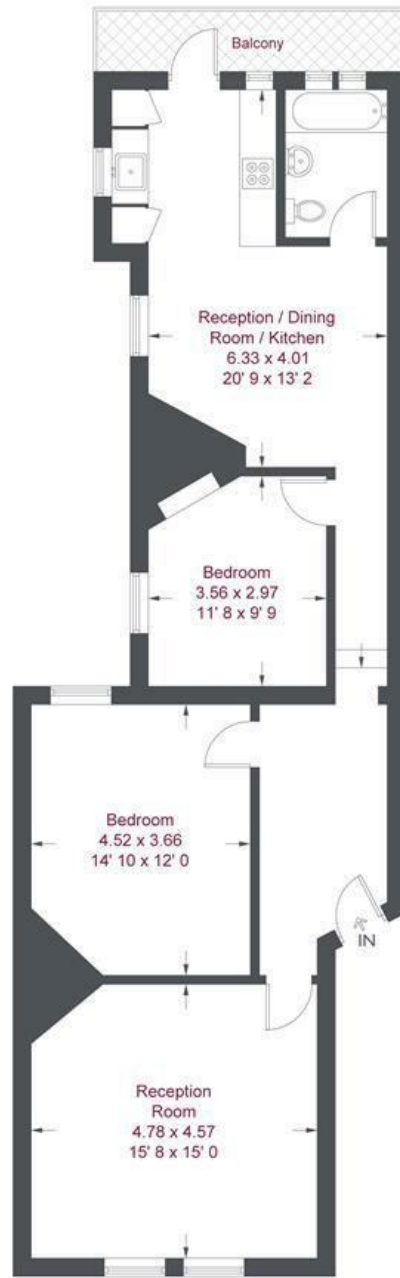


Deposit Required £2,596.15 | Minimum Term 6 Months



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

0208 876 6611



Second Floor

## Sheengate Mansions

Approximate Gross Internal Area = 981 sq ft / 91.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	61
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

