



**JAMES  
ANDERSON**



# TO LET

Cedar Court, East Sheen, SW14

# £1,900 Per Month

Per Month

Beautifully presented two bedroom first floor apartment in a popular block in East Sheen. This property comprises a large kitchen with dining space, leading out to a private balcony. There is a separate reception room, two double bedrooms with built-in wardrobes and a modern bathroom with shower over bath. This bright apartment is located moments from all of the local shops, cafes and restaurants, with Richmond Park and Mortlake station a short walk away.



Two Bedrooms



Modern Bathroom



Part Furnished



Eat-In Kitchen



EPC D | Council Tax Band D | Holding Deposit £461.53



Mortlake Station



Excellent Local Schools



Close to Richmond Park



Balcony

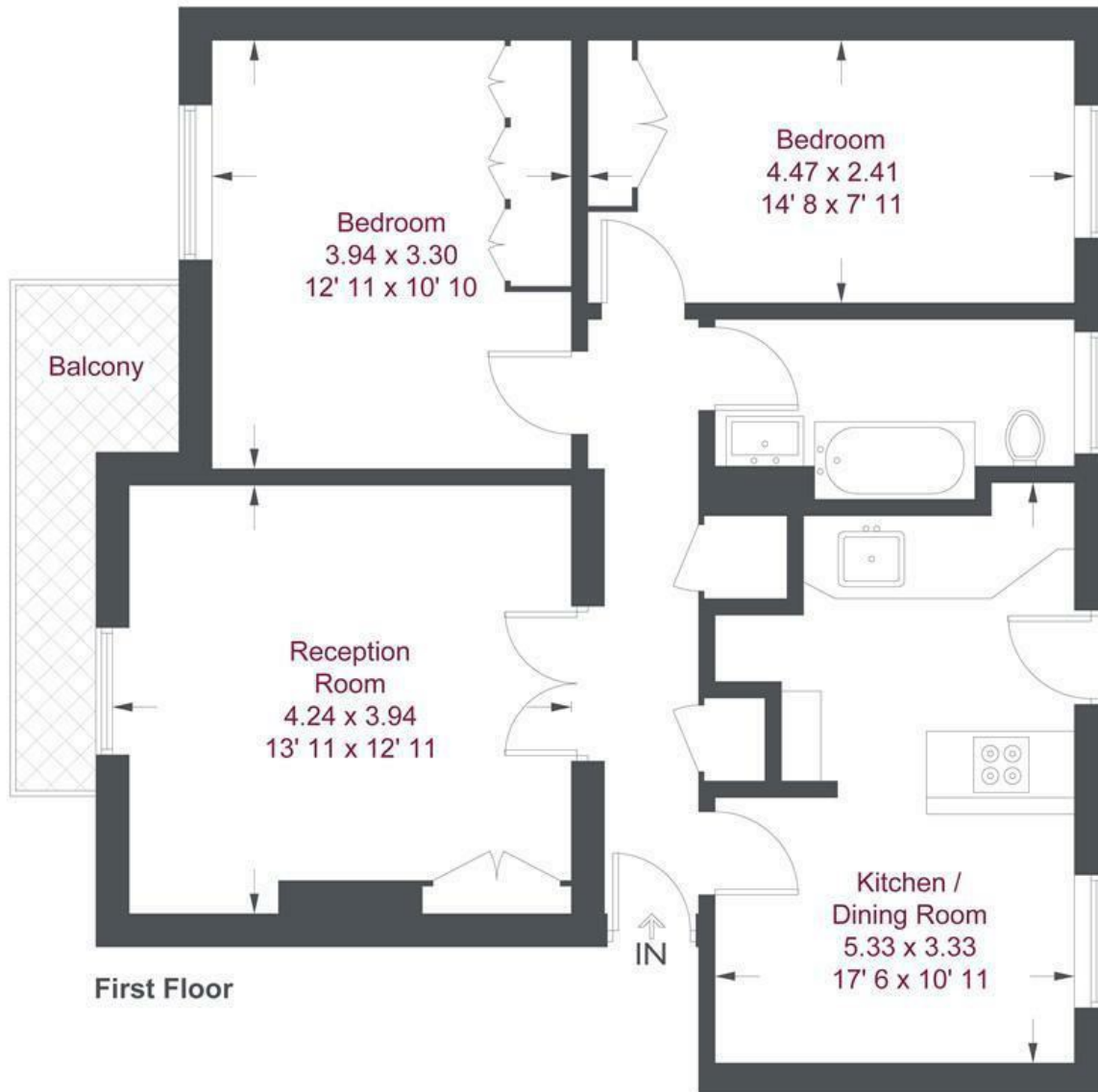


Deposit Required £2307.69 | Minimum Term 3 Months



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

0208 876 6611



## Cedar Court

Approximate Gross Internal Area = 771 sq ft / 71.6 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(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	

