



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£2,250 Per Month**

Per Month

Newly decorated split level apartment directly overlooking Mortlake Green. The property is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops, restaurants, gastro pubs and coffee shops are moments away. The extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately one mile away. The ground floor accommodation comprises a reception room which is flooded with natural light benefiting from two large floor to ceiling windows and leads to an open plan fitted kitchen. The reception room also provides access to an inner split level hall with doors to bedrooms two and three and a modern bathroom. The reception room further provides access via a spiral staircase down to the spacious 27 ft lower ground floor main bedroom which provides ample storage space.



Three Bedrooms



One Bathroom



Unfurnished



Modern Kitchen



EPC Rating C | Council Tax E | Holding Deposit £519.23



Close to Mortlake Station



Close to Thomson House Primary School



River Thames and Mortlake Green Nearby



940 sq ft of Accommodation

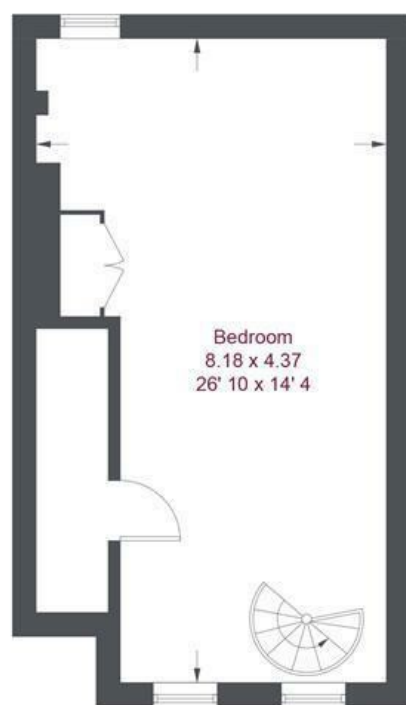


Deposit Required £2,596.15 | Minimum Term 12 Months



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

0208 876 6611



**Lower Ground Floor**  
381 sq ft / 35.4 sq m



**Ground Floor**  
536 sq ft / 49.8 sq m (Excluding Void)

## Sheen Lane

Approximate Gross Internal Area = 917 sq ft / 85.2 sq m  
(Excluding Void)

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

