



**JAMES
ANDERSON**



TO LET











Sheen Gate Gardens, East Sheen, SW14

£2,200 Per Month

Per Month

A spacious ground floor garden flat situated in one of the most desirable roads on East Sheen Parkside. The property is presented in good decorative order throughout and boasts a modern fully fitted kitchen and a luxury tiled bathroom as well as two good sized bedrooms and a large living room with a beautiful fireplace and doors overlooking the rear garden. The garden faces south and is a particularly good size arranged with lawn, patio and flowerbeds. In addition the property also offers off street parking and its own front garden. Sheen Gate Gardens is conveniently situated on the popular Parkside area of East Sheen and is close to Sheen Mount Primary School. It is ideal for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is close by and there are excellent schools in the immediate vicinity.

Deposit Required: £2,538.46
Minimum Term: 12 months
Holding Deposit: £507.69 (one week's rent)

-  Two Double Bedrooms
-  Mortlake Station
-  Modern Bathroom
-  Sheen Mount Primary
-  Bright Reception Room
-  Desirable Location
-  Fitted Kitchen
-  South Facing Private Garden
-  EPC Rating D / Council Tax Band / Holding Deposit £507.69
-  Deposit Required £2,538.46



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

0208 876 6611



Ground Floor

Sheen Gate Gardens

Approximate Gross Internal Area = 849 sq ft / 78.9 sq m
(Including Garage / Utility)

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	

