



JAMES  
ANDERSON



## TO LET

Sheen Lane, SW14

**£1,950 Per Month**

Per Month

This first floor property comprises a spacious open plan living area, fitted kitchen with integrated appliances, one double bedroom with access to the bathroom suite with bath and separate shower cubicle, as well as a separate cloakroom. Further benefits include wooden floors throughout with underfloor heating and plenty of natural light throughout. The apartment is situated moments from Mortlake Station with direct links to Waterloo (24mins) and within close proximity to East Sheen with its array of shops, cafes and restaurants.



One Double Bedroom



One /Modern Bathroom



Unfurnished/Part-Furnished



Open Plan Kitchen



EPC Rating C | Council Tax Band C | Holding Deposit £450



Moments from Mortlake Station



Thomson House Primary School



Close to Mortlake Green



Pet Friendly

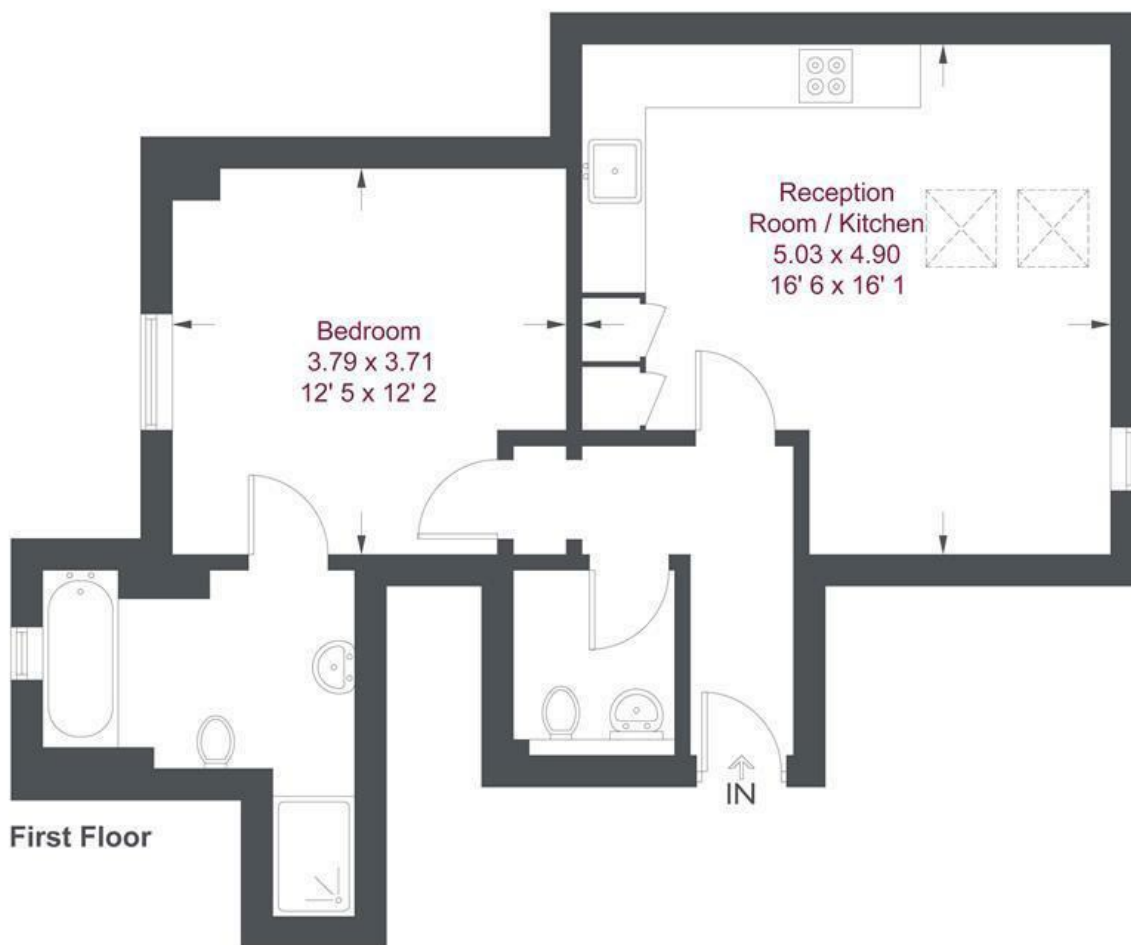


Deposit Required £2250 | Minimum Term 12 Months



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


0208 876 6611



## Lambourn House

Approximate Gross Internal Area = 559 sq ft / 51.9 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) 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		
	73	75
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		
	82	82
England & Wales	EU Directive 2002/91/EC 