



JAMES  
ANDERSON



## TO LET






Palmerston Road, East Sheen, SW14

## £4,500 Per Month

Per Month

A mid terraced period home located in the desirable Parkside area of East Sheen. Palmerston Road is an enviable location and is conveniently placed for the outstanding Sheen Mount Primary School, Richmond Park and Sheen Common and the area's extensive shopping, leisure and transport amenities. The ground floor comprises a large reception room with wooden flooring, followed by a second reception room with adjoining open plan kitchen. This wonderfully light room leads out to the large lawned garden with a south-west orientation. The first floor comprises the family bathroom, two double bedrooms with storage and a single bedroom. Finally the top floor encompasses a shower room and principal bedroom with built in storage.

-  Four Spacious Bedrooms
-  Two Bathrooms
-  Large Living Room
-  Kitchen/Diner
-  EPC Rating D | Council Tax G

-  Mortlake Station
-  Sheen Mount Primary School
-  Parkside East Sheen
-  South West Facing Garden
-  Deposit £5192.30 | Holding Deposit £1,038.46



# Palmerston Road

Approximate Gross Internal Area = 1442 sq ft / 134 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 92 sq ft / 8.6 sq m

Store = 7 sq ft / 0.7 sq m

Total = 1541 sq ft / 143.3 sq m



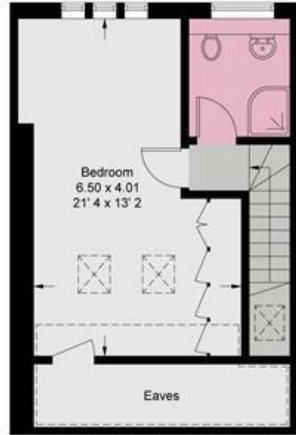
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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
556 sq ft / 51.7 sq m



**Second Floor**  
428 sq ft / 39.8 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
550 sq ft / 51.1 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>			
(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	<b>61</b>	<b>77</b>

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>			
(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		

