



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road West, East Sheen, SW14

## £2,350 Per Month

Per Month

Fully refurbished two bedroom split level apartment. This property has been renovated to a very high standard with wooden floors throughout, great attention to detail and modern fittings. The open plan reception offers spacious living with feature fireplace and dining area, with a modern fully fitted kitchen and brand new integrated appliances. On the same level is a large double bedroom and bathroom, while the second double bedroom and shower room is situated on the second floor. The property is close to the excellent shops, pubs and cafes of East Sheen High Street. Direct trains run from Mortlake Station to Waterloo in 24 minutes and there are frequent local bus service providing access into the centre of Richmond and Putney with their underground stations.



Two Double Bedrooms



Two Bathrooms



Unfurnished



Brand New Kitchen



EPC C | Council Tax Band C | Holding Deposit £542.30



Mortlake/North Sheen Stations



Excellent Local Schools



Moments From Shops/Cafes



Close to Richmond Park



Minimum Term 12 Months | Deposit £2711.53



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

0208 876 6611

# Grand Parade

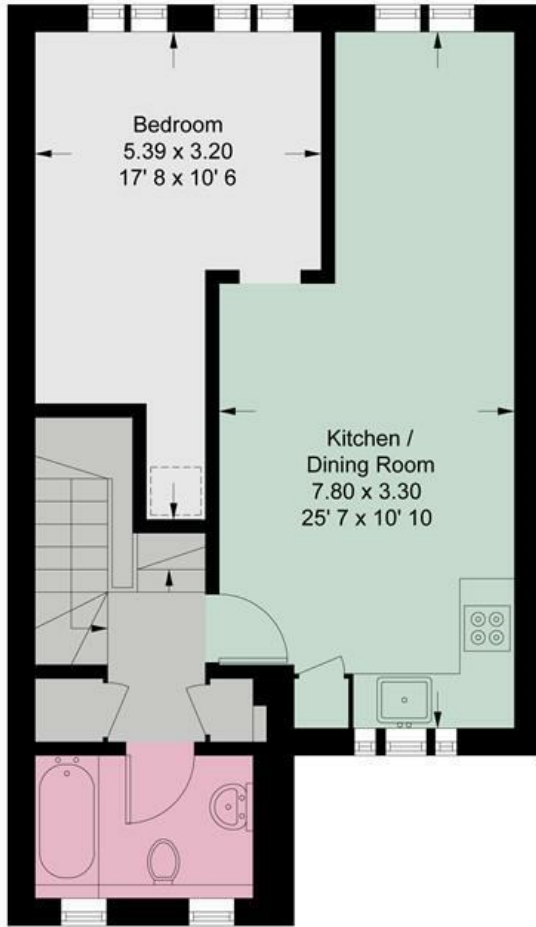
Approximate Gross Internal Area = 772 sq ft / 71.8 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 132 sq ft / 12.3 sq m  
 Total = 904 sq ft / 84.1 sq m



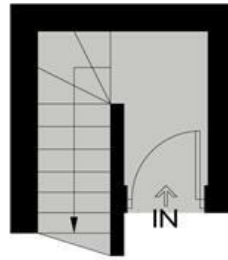
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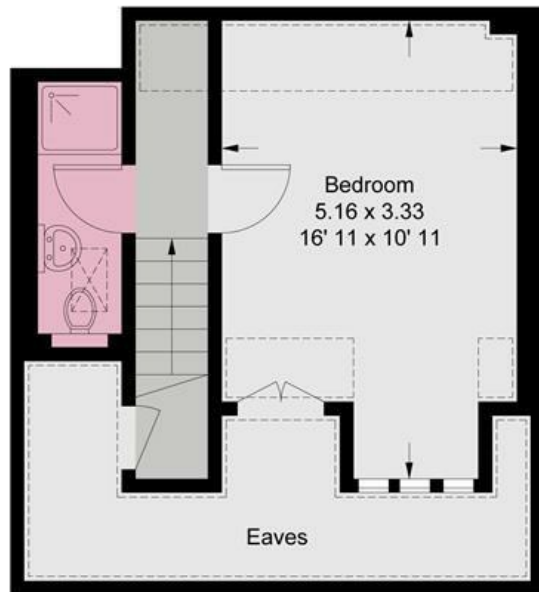
= Reduced headroom below 1.5m / 5'0



**First Floor**  
 500 sq ft / 46.5 sq m  
 (Including Reduced Headroom )



**Ground Floor**  
 43 sq ft / 4 sq m



**Second Floor**  
 361 sq ft / 33.6 sq m  
 (Including Reduced Headroom / Eaves)

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>		<b>74</b>	<b>77</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		

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		

