



**JAMES
ANDERSON**



TO LET

Sheen Lane, East Sheen, SW14

£1,700 Per Month

Per Month

A two double bedroom apartment with PRIVATE TERRACE situated within moments of Mortlake station and close to all amenities that East Sheen and Mortlake have to offer. The property has been repainted throughout with new carpets being installed and comprises an open plan kitchen and reception room with doors leading to a private roof terrace. There are two spacious bedrooms and a fully fitted bathroom. The open spaces of Richmond Park and Mortlake Green are nearby and the River Thames is in easy reach. There are several excellent local schools close to the property, including Thomson House primary school.



Two Double Bedrooms



One Bathroom



Unfurnished



Open Plan Kitchen Living Room



EPC Rating D | Council Tax Band C | Holding Deposit £392.30



Mortlake Station



Thomson House Primary



Central Location



Private Roof Terrace



Deposit £1,961.53 | Minimum Term 6 Months



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

0208 876 6611



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
<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	

