



**JAMES  
ANDERSON**



## TO LET

Elm Road, East Sheen, SW14

## £1,325 Per Month

Per Month

A bright one bedroom apartment situated in the heart of East Sheen. The property is light and spacious with a double bedroom and en-suite bathroom, good size reception open plan to a modern kitchen. The property is very close to Mortlake Station and within moments of the Upper Richmond Road West offering supermarkets, bars, restaurants and local amenities. Richmond Park and the River Thames are both close by.



One Bedroom



One Bathroom



Unfurnished



Open Plan Kitchen / Living Room



EPC E | Council Tax Band C | Deposit £1528.84



Mortlake Train Station



Close to Local Schools



Spacious Apartment



Excellent Location



Holding Deposit £305.76 | Minimum Term 6 Months

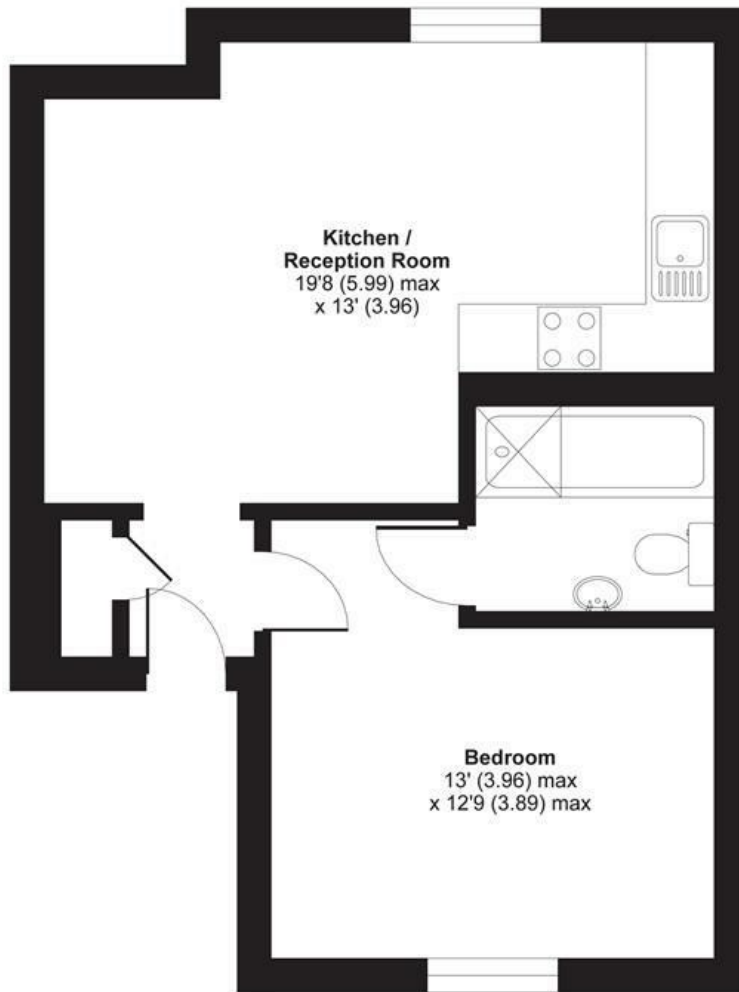


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Elm Road, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 460 SQ FT 42.7 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	

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	

