



**JAMES  
ANDERSON**



## TO LET

Sheen Gate Gardens, East Sheen, SW14

## £2,100 Per Month

Per Month

A delightful second floor apartment situated in the popular Parkside area of East Sheen only a short distance from Mortlake Station. The property comprises large entrance hall, reception room, fitted kitchen with appliances, two double bedrooms and a modern bathroom with separate shower. Additional benefits include lift access and storage. Park Court is conveniently located close to Sheen Mount Primary school, and an arrays of excellent shops, cafes & wine bars. Direct trains run from Mortlake station to Central London and there is a frequent local bus service for to the surrounding areas of Richmond and Putney with their underground stations. Richmond Park is also situated 0.5 miles from the property.



Two Double Bedrooms



One Bathroom



Unfurnished



Fitted Kitchen



EPC C | Council Tax Band E | Deposit £2423.07



Mortlake Station



Sheen Mount Primary School



Richmond Park Nearby



Second Floor Apartment

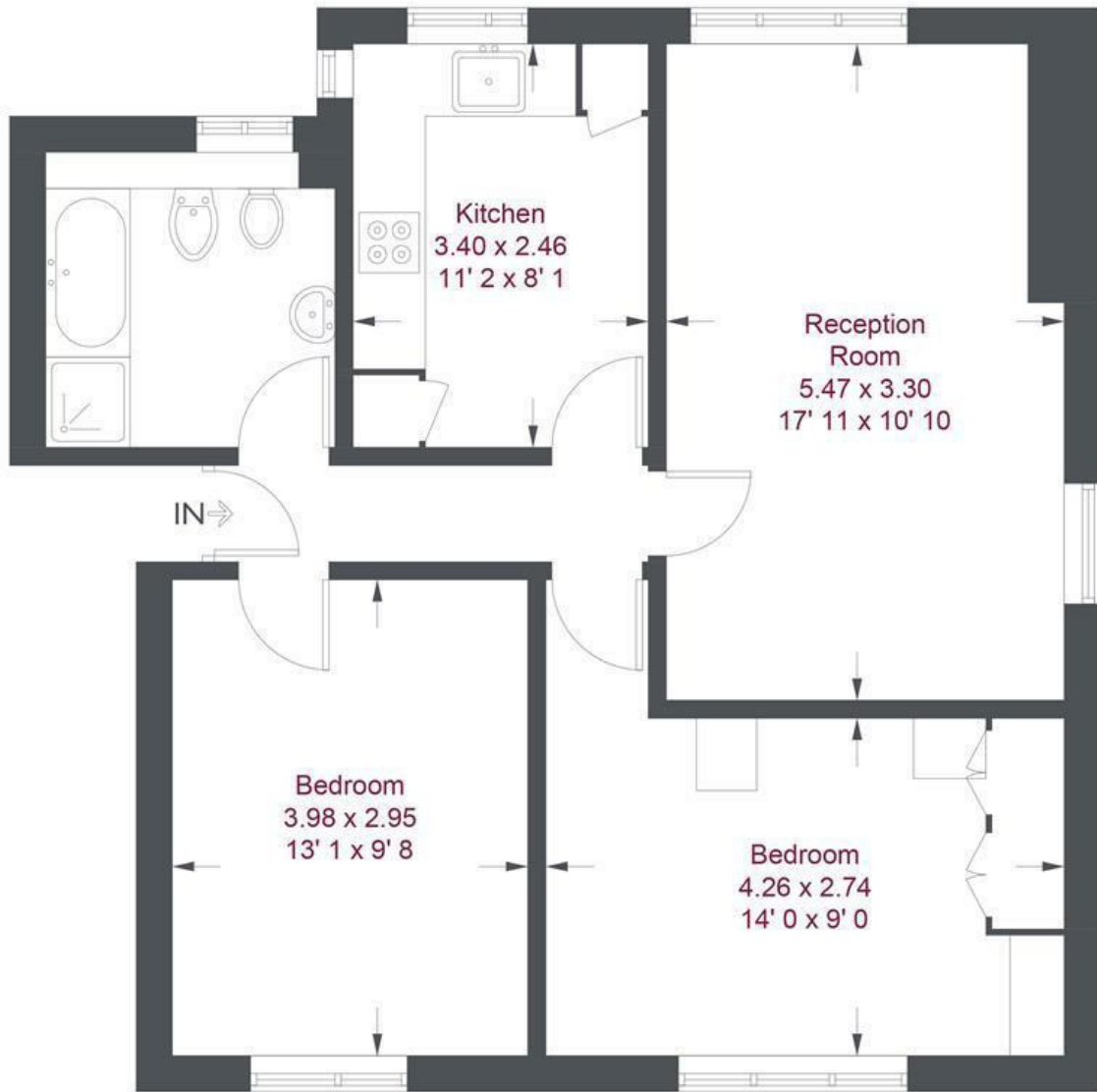


Holding Deposit £484.61 | Minimum Term 12 Months



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

0208 876 6611



**Second Floor**

**Park Court**

Approximate Gross Internal Area = 700 sq ft / 65 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| 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 |           |

