



**JAMES
ANDERSON**



TO LET

Sheen Lane, East Sheen, SW14

£1,500 Per Month

Per Month

A bright and spacious one bedroom apartment situated within moments of Mortlake station. The property comprises one double bedroom, modern kitchen and reception room. There is a three piece bathroom with separate w/c. The open spaces of Richmond Park and Mortlake Green are nearby and the River Thames is within easy reach. Situated in a prime location, this flat provides easy access to local amenities, cafes and restaurants, making it a convenient and vibrant place to call home.



One Double Bedroom



One Bathroom / Separate WC



Unfurnished



Modern Fitted Kitchen



EPC D | Council Tax C | Holding Deposit £346.15



Mortlake Train Station



Thomson House Primary School



Central Location



Neutral Throughout

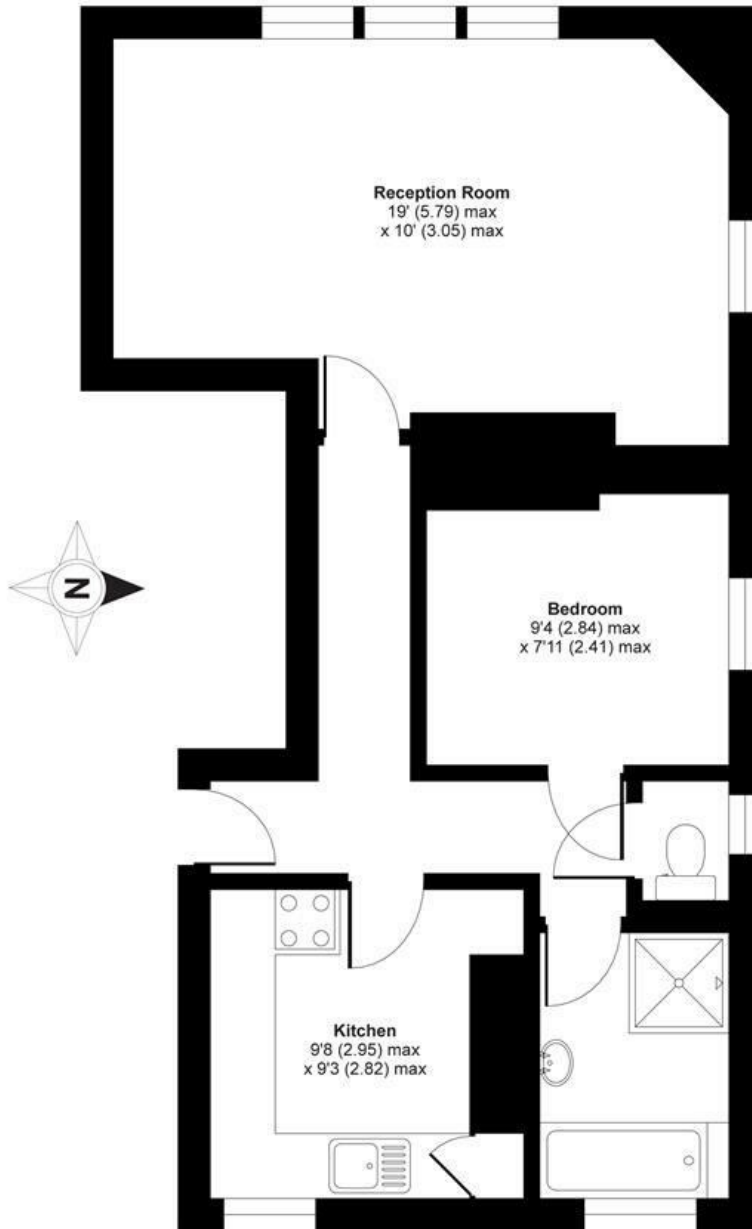


Deposit £1730.76 | Minimum Term 6 Months



Sheen Lane, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 556 SQ FT 51.6 SQ METRES



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) A | | | 75 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 75 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

