



JAMES  
ANDERSON



## TO LET

307 Upper Richmond Road West, East Sheen, SW14

**£2,500 Per Month**

Per Month

Extremely spacious two double bedroom apartment in the heart of East Sheen with plenty of character, high ceilings and natural light throughout. With exposed brick walls and well proportioned rooms, this first floor property is almost 1300 sq ft in size. The property consists of a double reception room, two double bedrooms, a bathroom and a large kitchen overlooking an appealing south west facing communal garden. Situated on the bustling Upper Richmond Road with its selection of cafes, boutique shops and gastro pubs and a short distance from Mortlake Station with direct access to Central London. Local outstanding schools and Richmond Park are nearby.



Two Double Bedrooms



One Bathroom



Unfurnished



Large Fitted Kitchen / Separate Dining



EPC C | Council Tax D | Holding Deposit £576.92



Mortlake Train Station



East Sheen Primary School



Richmond Park Nearby



Period Features Throughout



Deposit £2884.61 | Minimum Term 12 Months

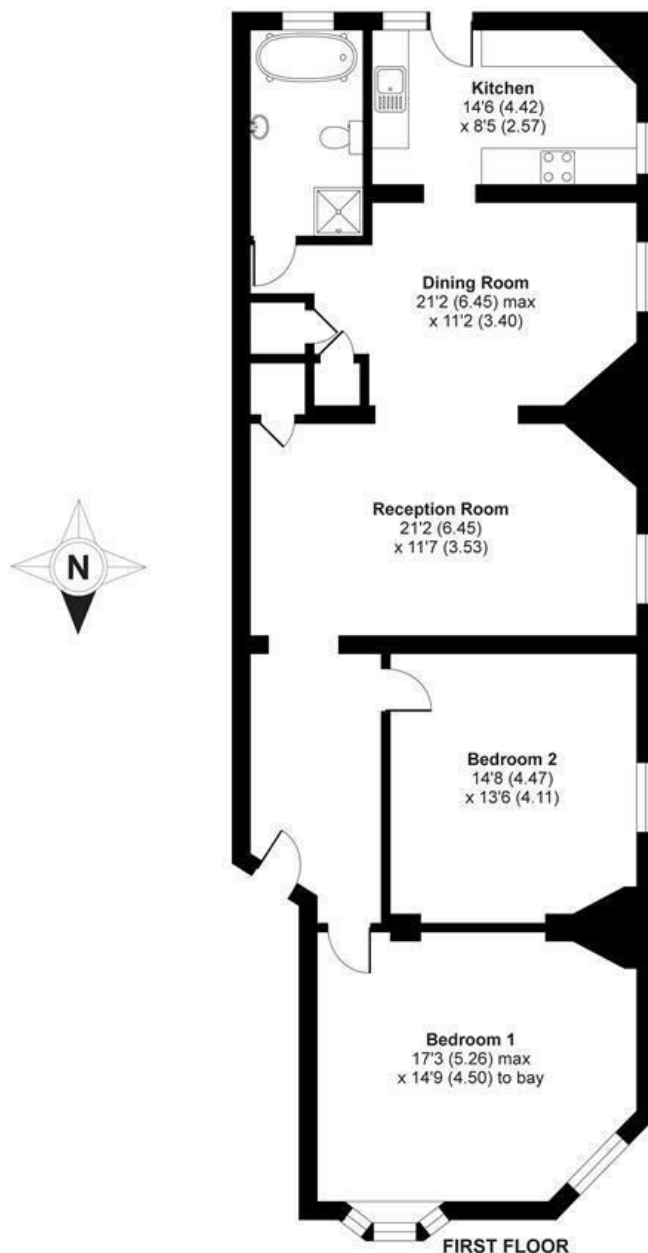


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Upper Richmond Road West, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1287 SQ FT 119.6 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) <b>A</b>                          |           | <b>83</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>72</b> |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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 |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

