



**JAMES  
ANDERSON**



## TO LET

Sheen Lane, East Sheen, SW14

## £6,950 Per Month

Per Month

Fantastic four bedroom detached house with off street parking, enviably located moments from Richmond Park. This property has recently been refurbished with brand new floors and repainted throughout. The ground floor offers a spacious hallway leading to two reception rooms, w/c, large fully fitted kitchen with dining space and separate utility room and direct access onto a large private garden. Upstairs, the principal bedroom benefits from its own dressing room and en-suite bathroom, three further double bedrooms and a second family bathroom. Tenants have full use of the private garage and off-street parking for multiple cars. This delightful home is a short walk from all of the amenities of East Sheen, including Waitrose, several restaurants, pubs and cafes, with Mortlake station offering transport links into Richmond (4 minutes) and Waterloo (23 minutes).

-  Four Spacious Bedrooms
-  Two Bathrooms / One WC
-  Unfurnished
-  Eat-In Kitchen
-  EPC E | Council Tax G | Holding Deposit £1603.84
-  Short Walk to Mortlake Station
-  Excellent Local Schools
-  Moments from Richmond Park
-  Garage & Off Street Parking for Multiple Cars
-  Minimum Term 12 Months | Deposit £9623.07



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

0208 876 6611



# Sheen Lane

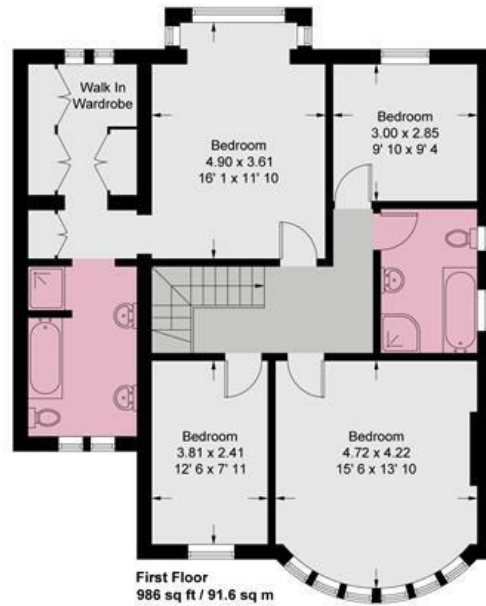
Approximate Gross Internal Area = 2342 sq ft / 217.6 sq m  
(Including Garage)



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**Ground Floor**  
1356 sq ft / 126 sq m  
(Including Garage)



**First Floor**  
986 sq ft / 91.6 sq m

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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>47</b>	<b>72</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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