



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road West, East Sheen, SW14

**£1,600 Per Month**

Per Month

A fantastic ground floor mansion apartment which has been newly decorated throughout, with direct access to a landscaped communal garden. This property offers a spacious living room and fully fitted kitchen, double bedroom with plenty of built in wardrobes, and a bathroom with walk-in shower. Sheengate Mansions is a popular centrally located building in the heart of SW14, close to shops and bus routes in addition to Mortlake Station, which provides easy access into Richmond (3 minutes) and Waterloo (23 minutes).



One Double Bedroom



Shower Room



Unfurnished



Fully Fitted Kitchen



EPC D | Council Tax C | Holding Deposit £369.23



Mortlake Station



East Sheen Primary School



Central Location



Communal Garden



Deposit £1846.15 | Minimum Term 12 Months



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

0208 876 6611

# Upper Richmond Road

Approximate Gross Internal Area = 442 sq ft / 41.1 sq m



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**Ground Floor**

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
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	<b>78</b>

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>			
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