



JAMES  
ANDERSON



## TO LET

Palmers Road, East Sheen, SW14

**£2,600 Per Month**

Per Month

VIEWING DAY - SATURDAY 17TH JANUARY. Stunning two bedroom ground floor apartment with a large private garden. Recently refurbished to a high standard, this property benefits from an open plan kitchen with breakfast bar and living room with doors leading out to the private rear garden. There are two double bedrooms, contemporary bathroom and wooden floors throughout. Palmers Road is conveniently located for Mortlake Station, Thomson House Primary School, the River Thames and all of East Sheen's cafes, restaurants and shops.

Two Bedrooms

One Bathroom

Unfurnished

Open Plan Kitchen / Living Room

Council Tax D | EPC D | Minimum Term 12 Months

Mortlake Station

Thomson House Primary

Close to Shops, Cafes and Restaurants

Private Garden

Deposit £3000 | Holding Deposit £600

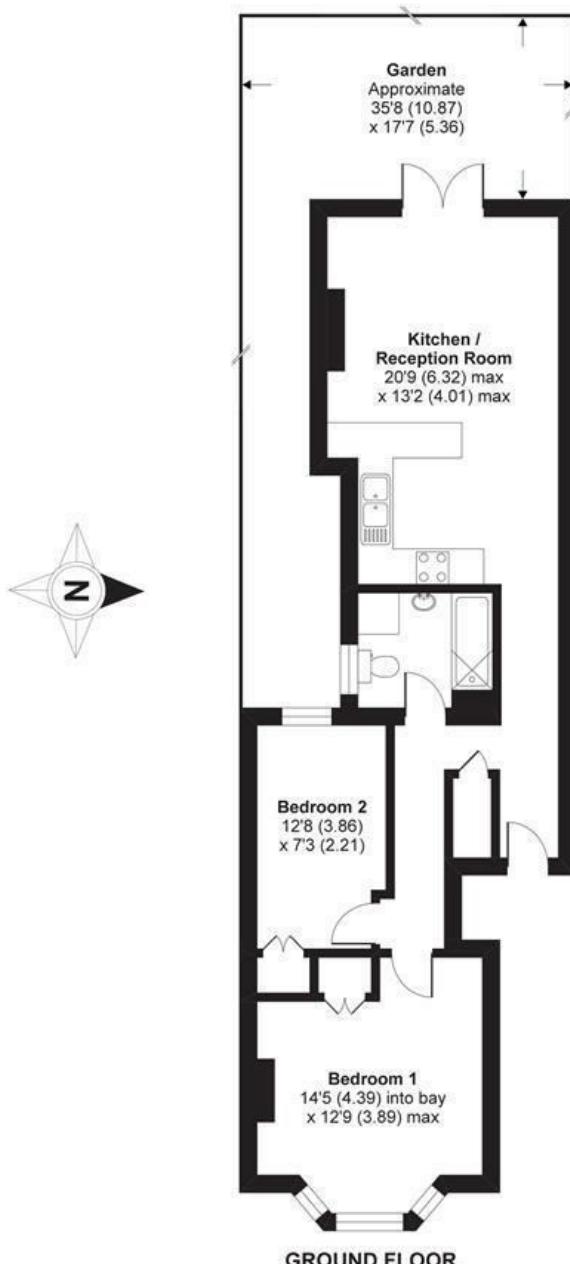


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 876 6611**

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APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT 66.2 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		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		60
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

