



JAMES  
ANDERSON



## TO LET

Upper Richmond Road West, East Sheen, SW14

**£2,175 Per Month**

Per Month

A stylish and unique split level apartment in the popular East Sheen. Flooded with natural light throughout, the first floor offers a spacious living room, fully fitted kitchen and one double bedroom with ensuite and a generous roof terrace enjoying panoramic far reaching views over and towards London. The second floor accommodation comprises a mezzanine principal bedroom, with ensuite shower room and plenty of built in storage. Situated moments from all of the extensive shopping and leisure facilities, including Waitrose and many independent shops/cafes, this property is also a short walk from Mortlake station. The outstanding Sheen Mount Primary School is within 0.3 miles, while Richmond Park is approximately 0.6 miles away.



Two Bedrooms



Two Bathrooms



Unfurnished



Galley Kitchen



EPC D | Council Tax D | Holding Deposit £501.92



Mortlake Station



Sheen Mount Primary School



Close to Richmond Park



Roof Terrace



Deposit £2509.61 | Minimum Term 6 Months



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

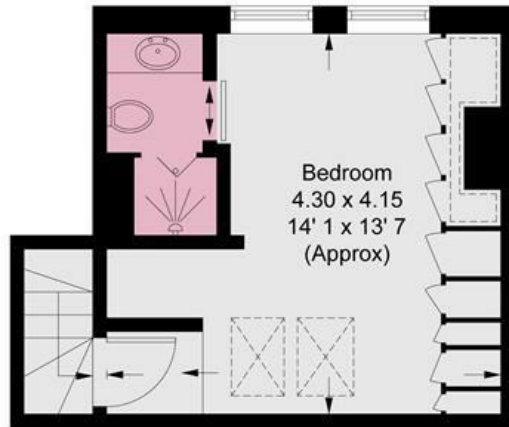
0208 876 6611

# Richmond Road

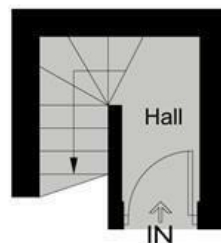
Approximate Gross Internal Area = 629 sq ft / 58.5 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 12 sq ft / 1.1 sq m  
Total = 641 sq ft / 59.6 sq m



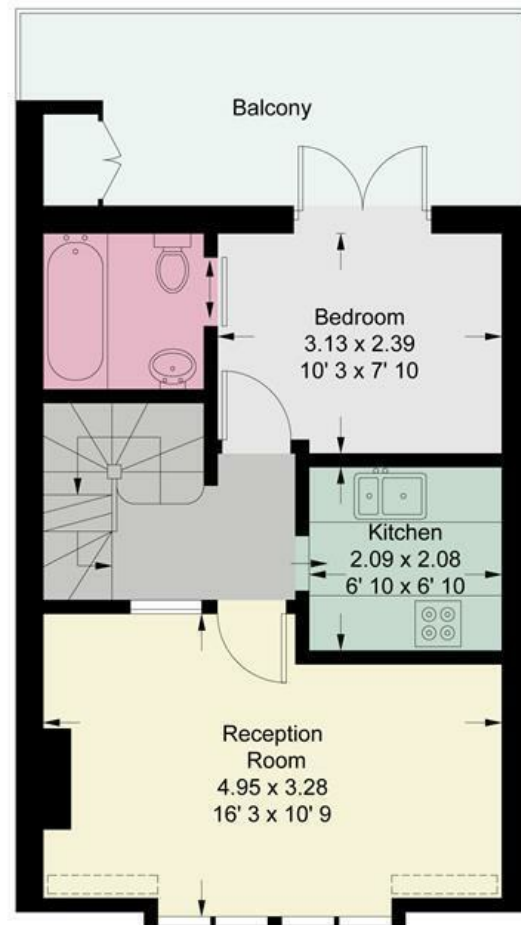
= Reduced headroom below 1.5m / 5'0



**Mezzanine**  
210 sq ft / 19.5 sq m  
(Including Reduced Headroom)



**First Floor**  
33 sq ft / 3.1 sq m



**Second Floor**  
398 sq ft / 37 sq m  
(Including Reduced Headroom)

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		
	59	76
<b>England &amp; Wales</b>	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) <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		
	55	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

