



**JAMES
ANDERSON**



TO LET

£2,500 Per Month

St. Leonards Road, East Sheen, SW14

Per Month

A newly refurbished split level apartment over 1000 sq ft located on the popular St Leonards Road, a short walk from Mortlake Station. Finished to a high standard throughout, the property benefits from plenty of natural light. The kitchen is particularly spacious, with integrated appliances and room for dining. The first floor offers a large reception room, family bathroom and good sized bedroom. The top floor presents a primary suite with built-in storage and shower en-suite. The property is within close proximity to East Sheen town centre with an array of shops, cafes and restaurants, while Richmond Park is also nearby. Mortlake station provides transport links into Waterloo (23 minutes) and Richmond (3 minutes).



Two Double Bedrooms



One Bathroom / One Shower Room



Unfurnished



Modern Eat-In Kitchen



EPC D | Council Tax G | Deposit £2884.61



Mortlake Station



Thomson House Primary School



Close to Shops/Cafes/Restaurants



Large Living Space




Minimum Term 12 Months | Holding Deposit £576.92

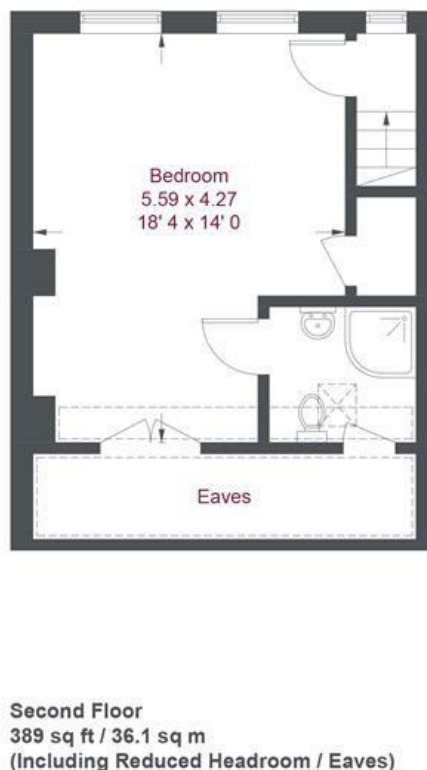
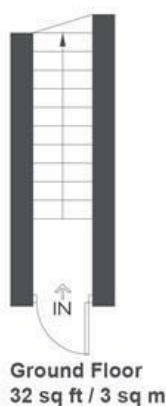


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



 = Reduced headroom below 1.5m / 5'0"




St. Leonards Road

Approximate Gross Internal Area = 945 sq ft / 87.8 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 81 sq ft / 7.5 sq m

Total = 1026 sq ft / 95.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	