



**JAMES  
ANDERSON**



## TO LET

Princes Road, East Sheen, SW14

## £3,500 Per Month

Per Month

Beautiful semi-detached period cottage situated in the 'Royals' area of East Sheen, tucked away in a quiet residential road and within easy reach of Mortlake station and town centre. Arranged over two floors; the ground floor offering a spacious reception, fully-fitted kitchen/dining room, shower room and utility room. To the first floor there are two good double bedrooms and en-suite bathroom. The property also benefits from a sunny private courtyard garden with side access and storage. Princes Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach.



Two Bedrooms



Two Bathrooms



Spacious Reception



Eat In Kitchen



EPC D | Council Tax E



Mortlake Station



East Sheen Primary School



Close to Richmond Park & Many Shops



Private Garden & Bike Storage



Deposit £4038.46 | Holding Deposit £807.69

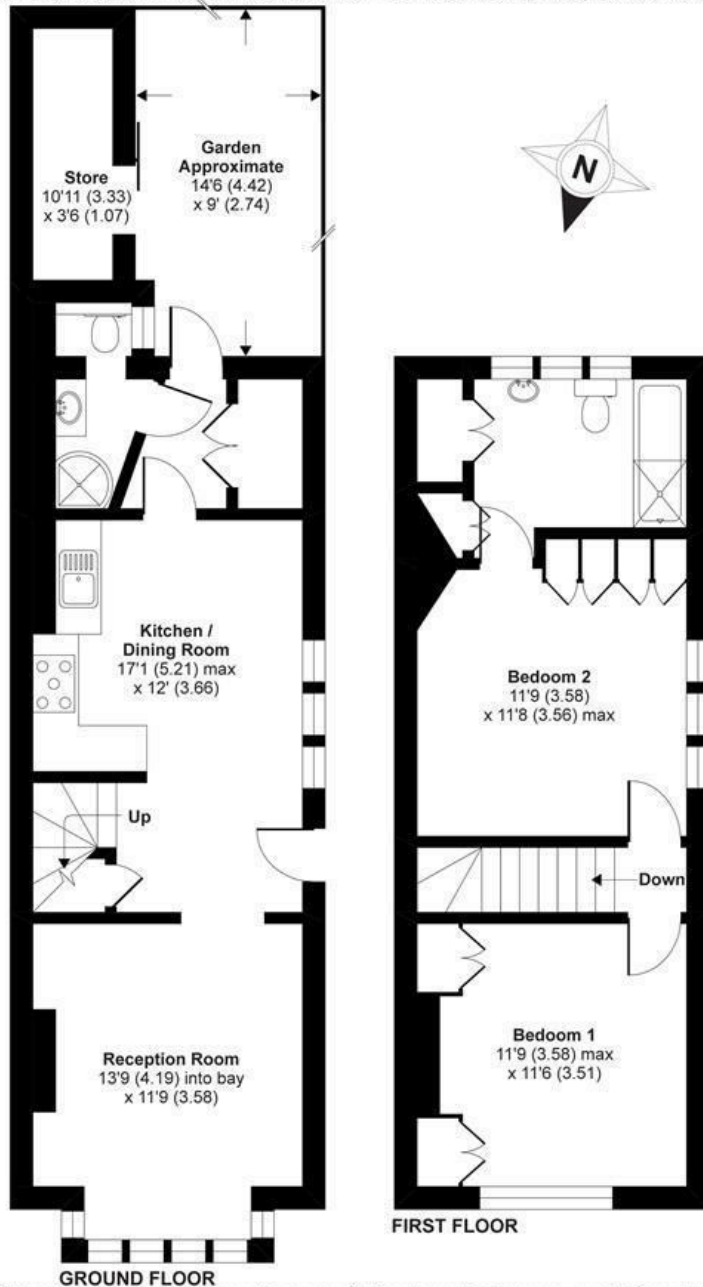


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Princes Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT 80.5 SQ METRES (EXCLUDES STORE)



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) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</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		

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

