



JAMES  
ANDERSON



## TO LET

Princes Road, East Sheen, SW14

**£2,900 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 | Minimum Term 12 Months



Mortlake Station



East Sheen Primary School



Close to Richmond Park & Many Shops



Private Garden | Bike Storage



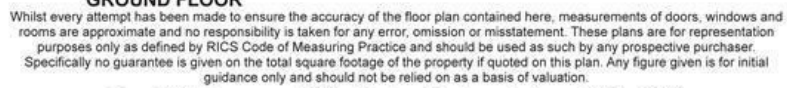
Deposit £3,173.07 | Holding Deposit £576.92



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

0208 876 6611

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



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	