



**JAMES
ANDERSON**



TO LET

Beechcroft Road, East Sheen, SW14

£2,500 Per Month

Per Month

A beautifully appointed two bedroom ground floor apartment with the added luxury of a private garden.

Situated in East Sheen, you'll enjoy the convenience of local amenities, including proximity to the Thames River, charming shops, and diverse dining options. With excellent access to public transportation.



Two Bedrooms



Fitted Bathroom



Spacious Reception Room



Modern Kitchen



EPC Rating D | Council Tax D | Deposit £3,000



Mortlake Station



Thomson House Primary school



River Thames



Bi fold Doors



Holding Deposit: £600.00 | Minimum Term 12 months



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

0208 876 6611

Beechcroft Road

Approximate Gross Internal Area = 701 sq ft / 65.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 710 sq ft / 66 sq m



= Reduced headroom below 1.5m / 5'0"



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

