



**JAMES  
ANDERSON**



## TO LET

The Retreat, East Sheen, SW14

## £3,750 Per Month

Per Month

A superb end terrace house located in this quiet cul de sac in East Sheen moments from White Hart Lane's shops, bars and restaurants and just a short walk to Mortlake or Barnes Mainline. The property offers a gorgeous open-plan kitchen, 2 modern bathrooms, and three spacious bedrooms arranged over three floors. The property also features a private rear garden with rear access.



Three Double Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen / Dining



EPC D | Council Tax Band E | Holding Deposit £865.38



Close to Train Stations



Local Schools Neaby



Recently Renovated



Cul de Sac



Deposit £4326.92 | Minimum Term 12 Months



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

0208 876 6611

# The Retreat

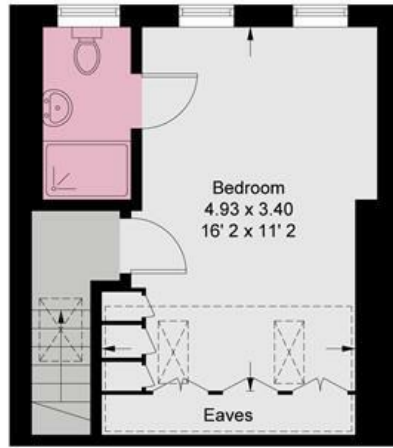
Approximate Gross Internal Area = 1064 sq ft / 98.8 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 75 sq ft / 7 sq m  
 Total = 1139 sq ft / 105.8 sq m



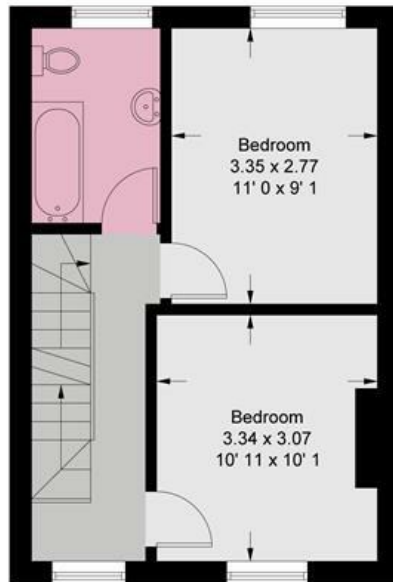
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 506 sq ft / 47 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 266 sq ft / 24.7 sq m  
 (Including Reduced Headroom / Eaves)



**First Floor**  
 367 sq ft / 34.1 sq m

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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</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		

