



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£1,850 Per Month**

Per Month

Modern one bedroom apartment with a courtyard garden. This unique home has a good sized reception room leading onto a fully equipped kitchen with integrated appliances. There are large bi-folding doors leading the courtyard. The property also benefits from a good sized bathroom and a spacious double bedroom with cupboard space. This house has been finished to a high standard throughout with attention to detail clearly shown. Within close proximity to East Sheen town centre with its array of shops, cafes and restaurants and moments from Mortlake train station (23 minutes to Waterloo).

One Double Bedroom

Modern Bathroom

Unfurnished

Bright Open Plan Kitchen

EPC C | Council Tax C | Holding Deposit £426.92

500 feet from Mortlake Station

Close to Thomson House

Richmond Park and River Thames Close By

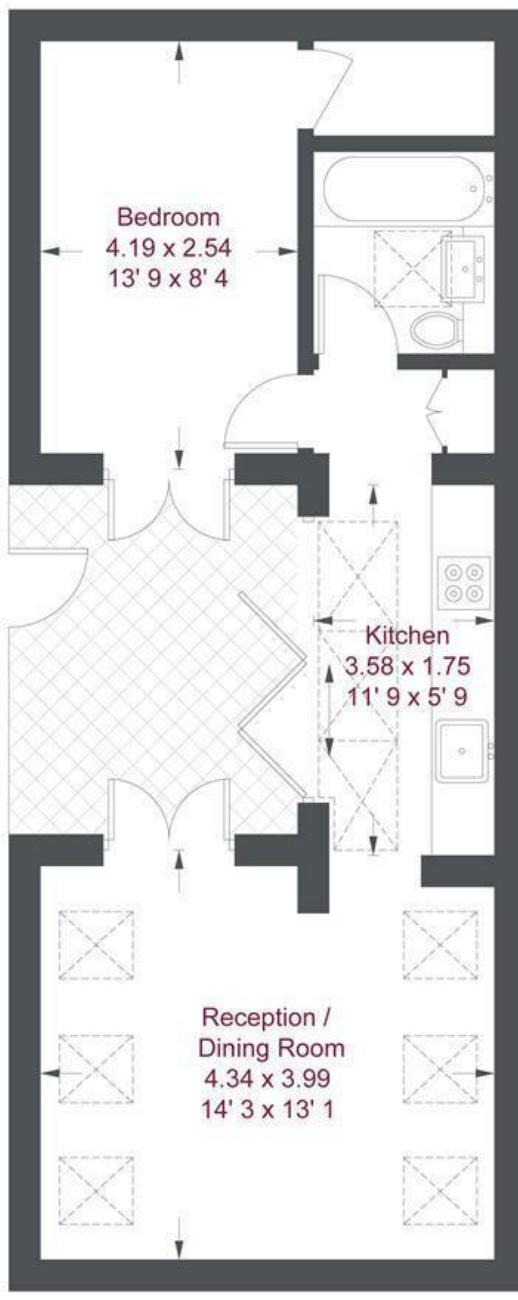
Bi-Folding Doors to Courtyard

Minimum Term 12 Months | Deposit Required £2,134.61



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

0208 876 6611



Ground Floor

## Sheen Lane

Approximate Gross Internal Area = 446 sq ft / 41.4 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		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		96
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

