



**JAMES  
ANDERSON**



## TO LET

Colston Road, East Sheen, SW14

## £3,000 Per Month

Per Month

A fantastic split level apartment in the heart of East Sheen. Benefitting from its own front entrance with ample space, this property is arranged over two floors boasting over 1000 sqft of accommodation.

This home features a large reception room, modern kitchen complete with a dishwasher, three generously sized double bedrooms and an additional single bedroom/study, all enhanced by the wooden floors that run throughout the property. The two bathrooms are modern and well appointed.

Located in a sought-after neighbourhood, Mortlake Station and Richmond Park are both 0.5 miles away, there are several excellent schools within easy reach and Waitrose is a short walk.



Three Double Bedrooms / One Single Bedroom



Two Modern Bathrooms



Large Reception



Contemporary Kitchen



EPC D | Council Tax C | Minimum Term 12 Months



Mortlake Station



Excellent Local Schools



Close to Richmond Park | Central Location



Split Level Apartment



Deposit £3461.53 | Holding Deposit £692.30



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

0208 876 6611



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>			
(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 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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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