



JAMES  
ANDERSON



## TO LET

**£3,900 Per Month**

Shalstone Road, East Sheen, SW14

Per Month

A beautiful terraced bedroom family home with a private garden located a short distance from Mortlake Station. This property boasts a fantastic open-plan double reception and a stunning designer kitchen with Miele appliances and plenty of storage, separate formal sitting room and downstairs w/c with pocket door. Upstairs there are two double bedrooms, family bathroom and a study. The principal suite is situated on the top floor with a shower room, plenty of natural light and storage. Shalstone Road is conveniently placed for Mortlake Station providing access into Richmond (4 minutes) and Waterloo (23 minutes), while Richmond Park, Kew Gardens and all of the amenities of East Sheen are also nearby.



Three Double Bedrooms



Two Bathrooms



Two Receptions | Separate Study



Fully Fitted Designer Kitchen



EPC D | Council Tax F | Holding Deposit £923.07



Mortlake Station & North Sheen Station



Close to Richmond Park



Excellent Local Schools



Private Garden



Deposit £4,615.38 | Minimum Term 12 Months



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

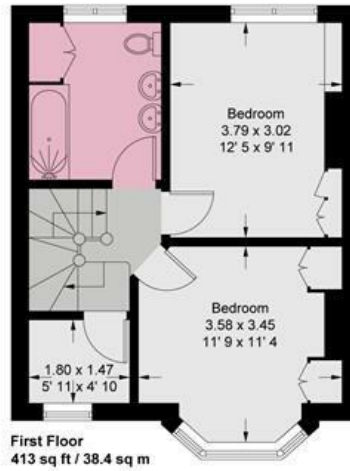
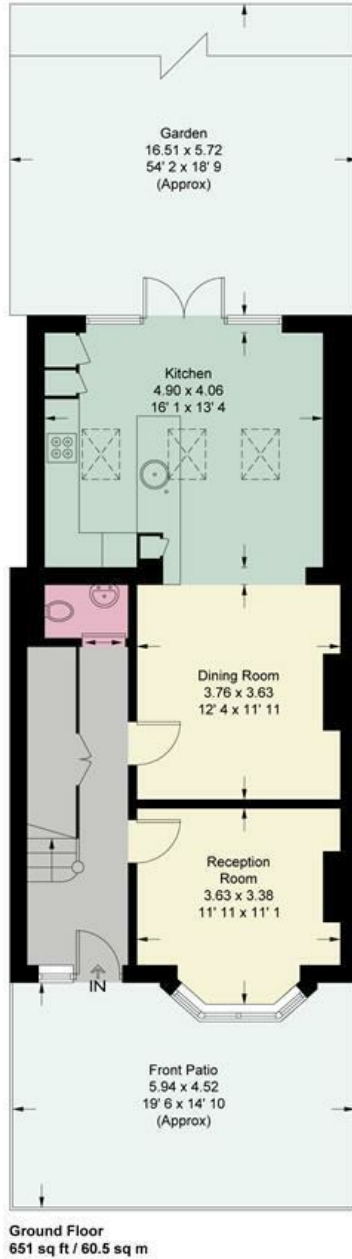
0208 876 6611

# Shalstone Road

Approximate Gross Internal Area = 1303 sq ft / 121.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 76 sq ft / 7.1 sq m  
 Total = 1379 sq ft / 128.2 sq m



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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) A			84
(81-91) B		73	
(69-80) C			
(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			
(81-91) B			
(69-80) C			
(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	

