



**JAMES  
ANDERSON**



## TO LET

Queens Road, East Sheen, SW14

## £3,700 Per Month

Per Month

Fantastic three bedroom house in a sought after 'Royals' area of East Sheen, a short walk from Mortlake station. The entrance hall leads to a spacious double reception room, modern fully fitted kitchen with dining area and a downstairs w/c. Upstairs there are three double bedrooms and a contemporary family bathroom. The property is a short walk from the amenities of central East Sheen and White Hart Lane, with its array of cafes, shops and restaurants, as well as East Sheen Primary school.



Three Double Bedrooms



Modern Bathroom



Double Reception



Eat-In Kitchen



EPC C | Council Tax F | Minimum Term 12 Months



Mortlake Station



East Sheen Primary School



'Royals' Area of East Sheen



Unfurnished



Holding Deposit £853.84 | Deposit £4269.23



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

0208 876 6611

# Queens Road

Approximate Gross Internal Area = 1230 sq ft / 114.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 9 sq ft / 0.9 sq m  
 Total = 1239 sq ft / 115.1 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>86</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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