



**JAMES
ANDERSON**



TO LET

Stanley Road, East Sheen, SW14

£2,750 Per Month

Per Month

A charming semi detached cottage in a highly sought after Parkside location close to Sheen Mount Primary School and the local amenities of East Sheen Town Centre. The property comprises bright and spacious lounge/dining room leading to the recently fitted kitchen/breakfast room. The first floor provides a double bedroom and family bathroom and on the second floor is a further double bedroom. Additional benefits include ample storage throughout the property, feature fireplaces and west facing rear garden.



Pretty Cottage



West Facing Rear Garden



Set Over Three Floors



Wooden Flooring



EPC D / Council Tax F / Deposit £3173.07



Richmond Park Near By



Close to Sheen Mount School



Close to Transport Links

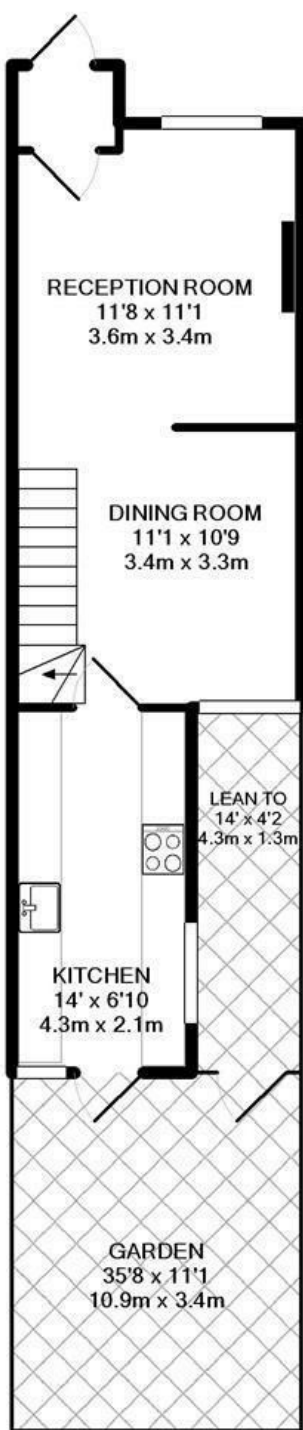


Unfurnished

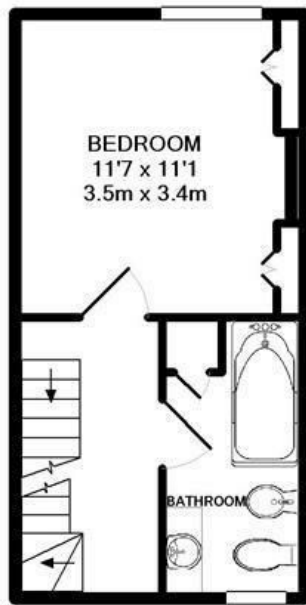


12 Month Minimum Term / Holding Deposit £634.62

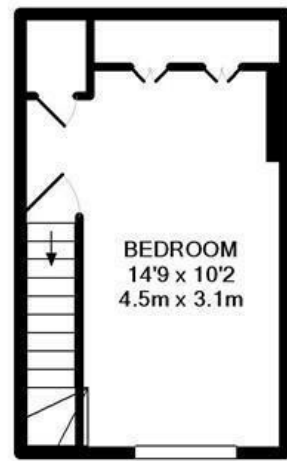




GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 168 SQ.FT.
(15.6 SQ.M.)

STANLEY ROAD
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

