



**JAMES  
ANDERSON**



## TO LET

Sheen Lane, East Sheen, SW14

## £6,000 Per Month

Per Month

An exceptional semi-detached Parkside property located close to the Sheen Gate of Richmond Park. This home offers over 2500 sqft of bright, spacious and contemporary accommodation. The ground floor presents a large open-plan kitchen/living/dining room with natural light flooding from the front to the rear of the property and underfloor heating. The ground floor further consists of an elegant entrance hall, a guest WC and a second reception room, with access out to the private garden. On the first floor are four double bedrooms, one with an en-suite shower and a separate large family bathroom. The second floor houses two large double bedrooms and a second bathroom, with plenty of built-in storage. There are plantation shutters throughout, a full-size garage for storage or a car, and a spacious driveway for off-street parking. Sheen Lane is ideally located for all the local shops, Mortlake station and within walking distance to Richmond Park.



Six Double Bedrooms



Three Bathrooms / One WC



Separate Sitting Room with Access to the Garden



Large Open Plan Kitchen/Living with Dining Space



EPC C | Council Tax G | Holding Deposit £1,500.00



Mortlake Station 0.3 Miles



East Sheen Primary School 0.5 Miles



Close to Richmond Park 0.5 Miles



Off Street Parking & Full Size Garage



Deposit £8307.69 | Minimum Term 12 Months



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

0208 876 6611

# Sheen Lane

Approximate Gross Internal Area = 2232 sq ft / 207.3 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 130 sq ft / 12.1 sq m  
 Garage = 188 sq ft / 17.5 sq m  
 Total = 2550 sq ft / 236.9 sq m

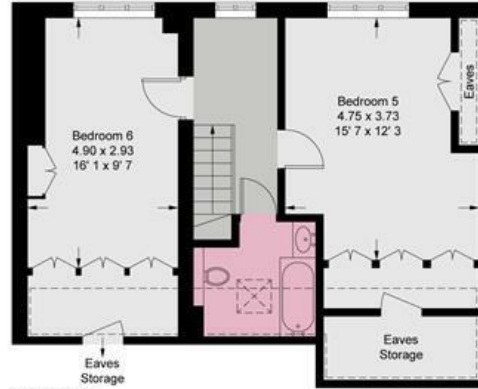


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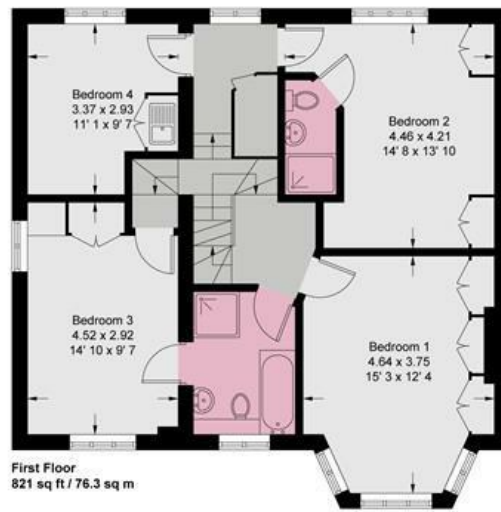


**Ground Floor**  
 926 sq ft / 86 sq m  
 (Including Reduced Headroom /  
 Excluding Garage)

Legend: [Dashed line] = Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 615 sq ft / 57.1 sq m  
 (Including Reduced Headroom / Eaves Storage)



**First Floor**  
 821 sq ft / 76.3 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>80</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

