



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£1,650 Per Month**

Per Month

A bright and spacious apartment with a large kitchen with dining area, separate living room, double bedroom and modern wet-room with walk-in shower with new floor. Newly decorated, this property is within moments of Mortlake Station (23 minutes to Waterloo) and all amenities of East Sheen Town Centre. This well presented apartment is available to rent on an unfurnished basis. With Richmond Park only a short walk away, Richmond town centre is also easy to access (2 minutes by train) and there are plenty of local shops, cafes and restaurants on your doorstep.



One Double Bedroom



One Bathroom



Unfurnished



Large Kitchen



EPC D | Council Tax C | Deposit £1,903.84



Mortlake Station



Good Local Schools



Richmond Park Nearby



Central Location

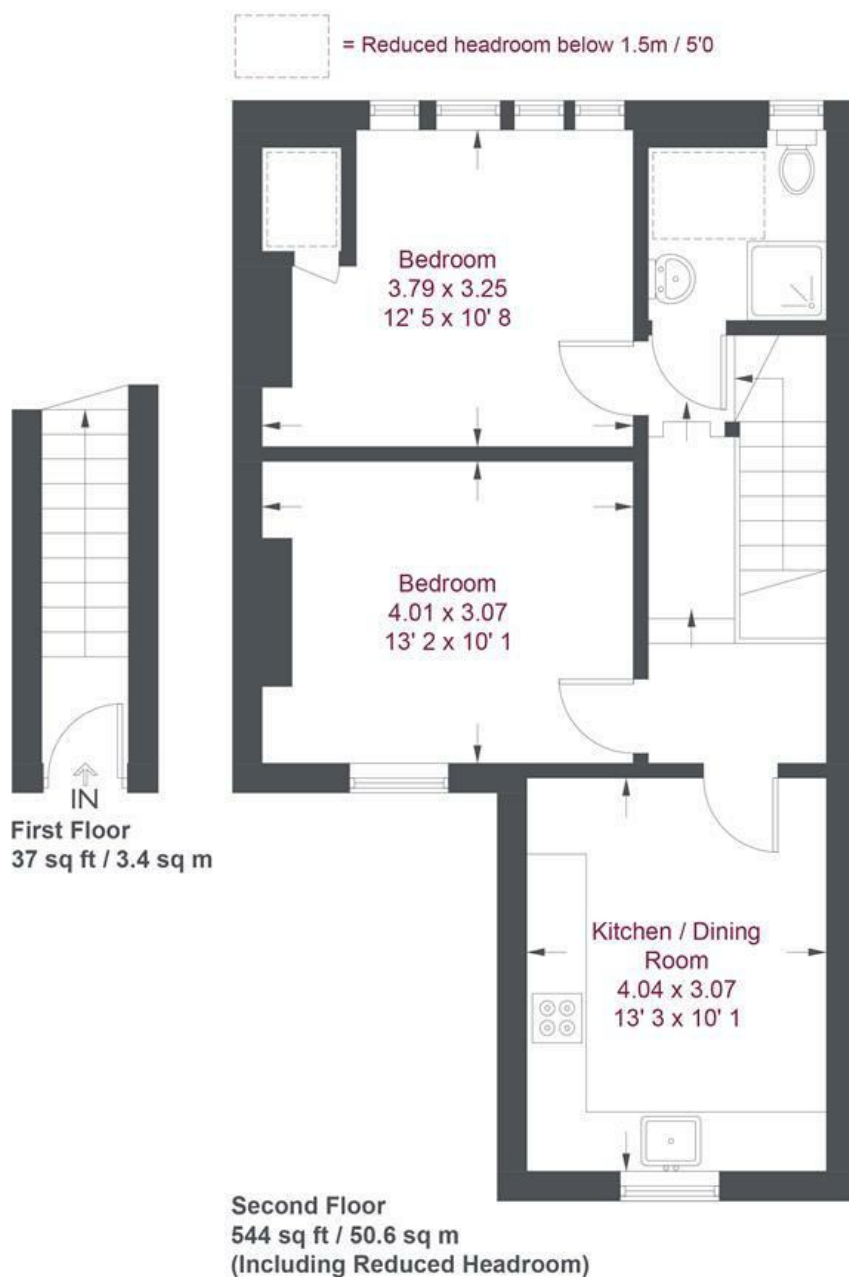


6 Month Minimum Term | Holding Deposit £380.76



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

0208 876 6611



### Sheen Lane

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 18 sq ft / 1.7 sq m

Total = 581 sq ft / 54 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| 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 |                                                                                                             |           |
|                                             | 59                                                                                                          | 75        |
| <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  |           |

