



**JAMES  
ANDERSON**



## TO LET

Cedar Court, Sheen Lane, SW14

## £2,000 Per Month

Per Month

Redecorated throughout, a bright and spacious first floor apartment in central East Sheen. This home features a large reception room with feature fireplace, fully fitted kitchen with dining area, bathroom with shower over bath, and two double bedrooms; one with plenty of built in storage. The property benefits from brand new carpets, newly decorated walls and double glazed windows. Cedar Court is conveniently placed for all of the amenities on the High Street; walking distance to Waitrose, Mortlake station, several excellent locals and Richmond Park.



Two Double Bedrooms



Shower Over Bath



Large Reception



Kitchen with Dining Area



EPC C | Council Tax D | Minimum Term 12 Months



Mortlake Station (0.3 Miles)



East Sheen Primary School (0.5 Miles)



Central East Sheen



Unfurnished



Holding Deposit £461.53 | Deposit £2307.69



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

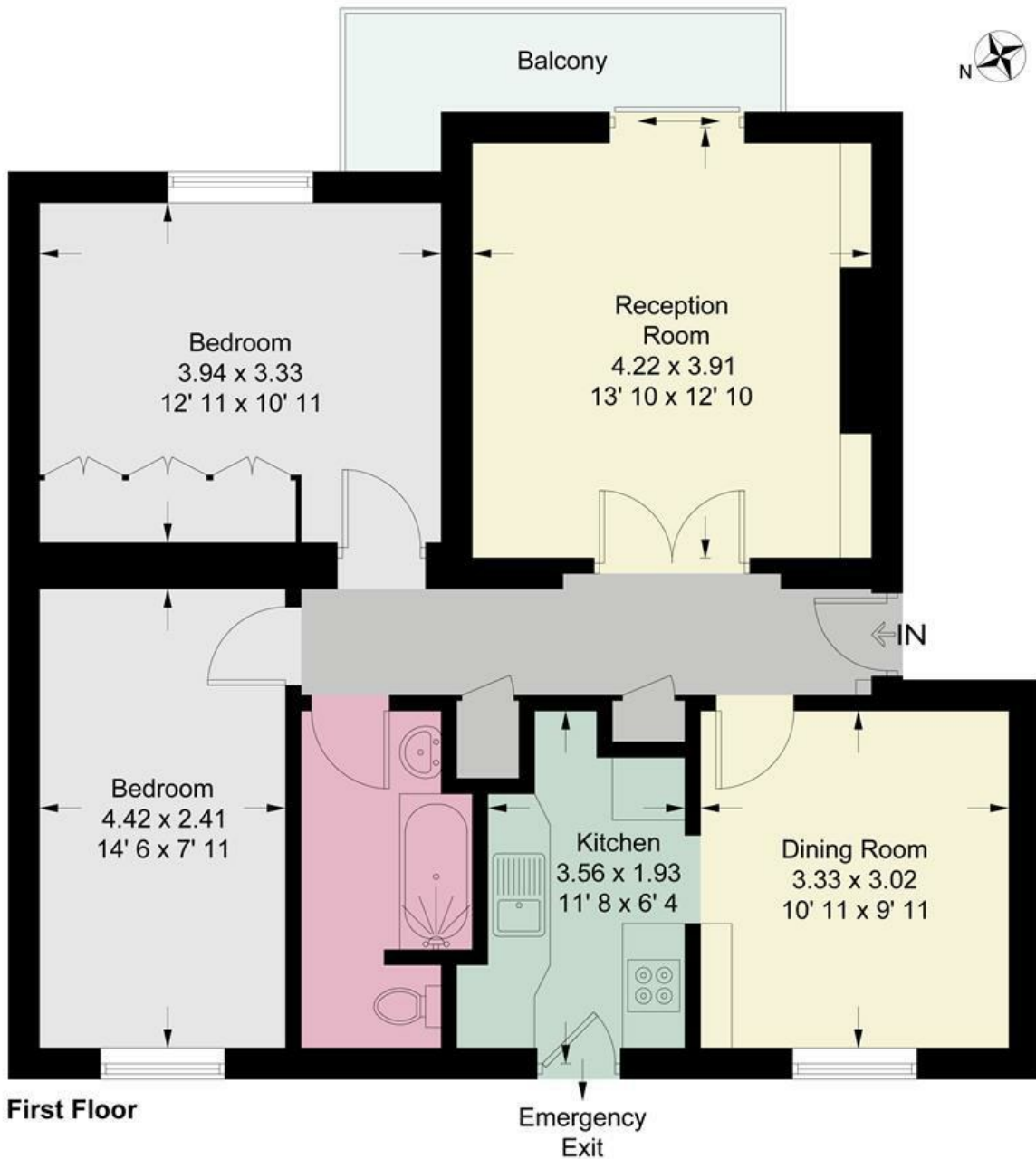
0208 876 6611

# Cedar Court

Approximate Gross Internal Area = 804 sq ft / 74.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(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		

