



**JAMES
ANDERSON**



TO LET

South Worple Way, East Sheen, SW14

£3,500 Per Month

Per Month

Fantastic three bedroom terraced house situated moments from Mortlake station. This delightful property offers a bright living room with feature fireplace, a second reception room, and a large eat-in kitchen with access out to the south facing private garden with external store room. On the first floor of the property provides three well apportioned bedrooms with high ceilings, a modern bathroom suite, and access to the loft for storage. South Worple Way is conveniently located for all of the amenities of East Sheen with an array of cafes, pubs and shops. Mortlake station is 0.1 miles from the property, offering direct access into Waterloo (23 minutes) or Richmond (2 minutes). Richmond Park is also within walking distance (0.8 miles).



Three Double Bedrooms



Modern Bathroom



Two Reception Rooms



Large Kitchen



EPC D | Council Tax Band F | Deposit £4,038.46



Moments from Mortlake Station



Thomson House Primary School



Close to Shops, Cafes and Restaurants



Private Garden



Holding Deposit £807.69 | Minimum Term 12 Months



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

0208 876 6611

South Worpole Way

Approximate Gross Internal Area = 1205 sq ft / 111.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 18 sq ft / 1.7 sq m

Store = 11 sq ft / 1 sq m

Total = 1234 sq ft / 114.6 sq m



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Ground Floor
604 sq ft / 56.1 sq m
(Including Reduced Headroom)

Reduced headroom below 1.5m / 5'0"



First Floor
619 sq ft / 57.5 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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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	

