



**JAMES  
ANDERSON**



## TO LET

Colston Road, East Sheen, SW14

## £2,000 Per Month

Per Month

Newly decorated two bedroom property, tucked away in a very convenient central Sheen location. The apartment offers a spacious reception room adjoining to the modern kitchen which is fully fitted, with a separate utility cupboard housing the washing machine. The bathroom is fully tiled with shower over bath and additional storage under the sink. Both bedrooms are of a good size, with brand new carpets. Mortlake Station (23 minutes to Waterloo) is a short walk away as are all the local bars, shops, parks and schools that the area has to offer.



Two Double Bedrooms



Modern Bathroom



Furnished/Unfurnished



Fully Fitted Kitchen



EPC D | Council Tax C | Holding Deposit £461.53



Mortlake Station



East Sheen Primary School



Central Location



Decorated with New Carpets

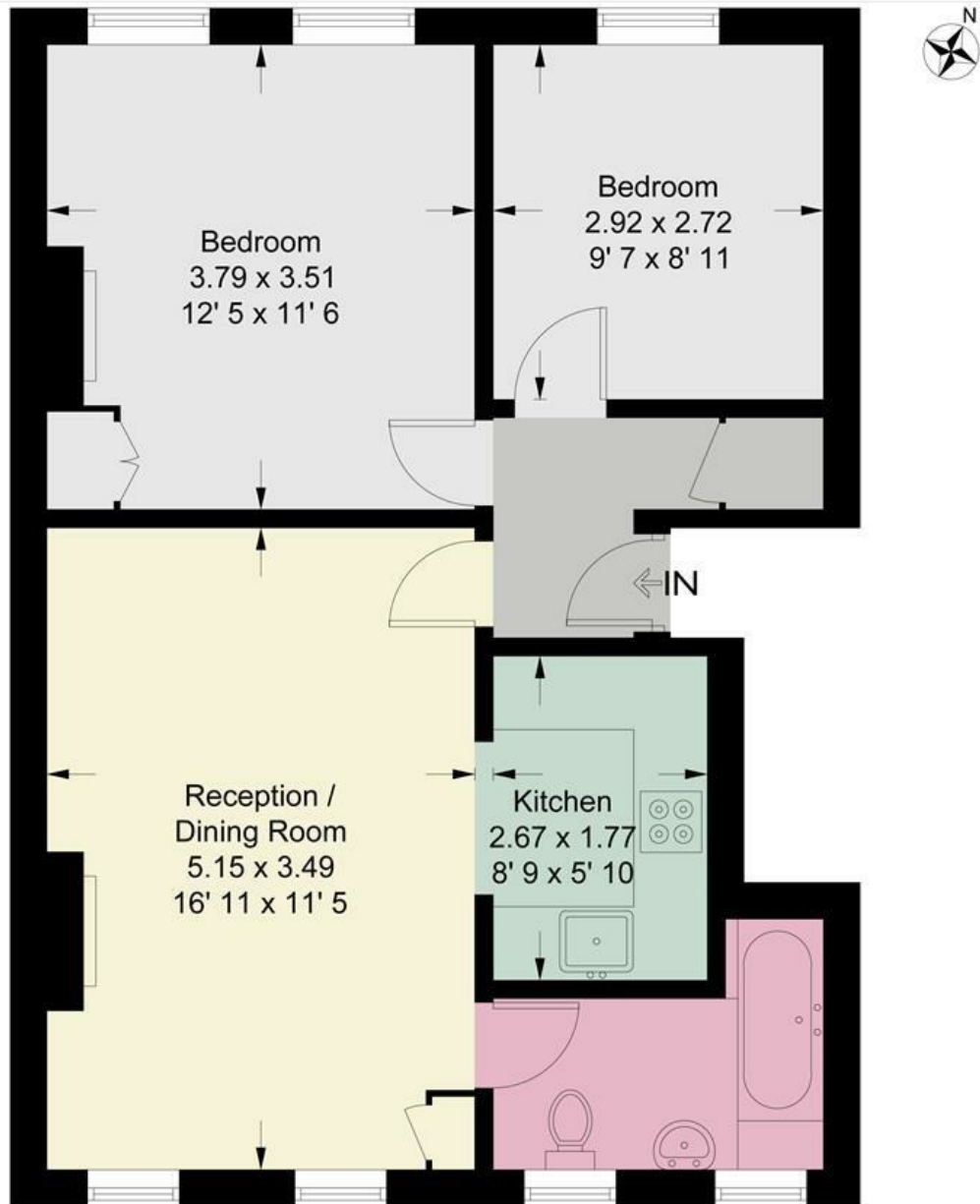


Deposit £2307.69 | Minimum Term 12 Months



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

0208 876 6611



Second Floor

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			
(81-91) B			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

