



**JAMES
ANDERSON**



TO LET

Upper Richmond Road West, East Sheen, SW14

£2,750 Per Month

Per Month

A beautifully unique two bedroom cottage in a desirable location, close to White Hart Lane in Barnes. This property features a modern shaker style kitchen with dining space, adjacent to a spacious living room. Double doors open out onto a sizeable private garden. Upstairs there are two double bedrooms and a modern family bathroom with shower over bath. Further benefits include a downstairs w/c. This stunning home is situated close to Barnes and Barnes Bridge stations, moments from White Hart Lane and a short walk to East Sheen Primary School. Tucked away behind the Upper Richmond Road West, providing fantastic transport links to Putney or Hammersmith.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Modern Eat-In Kitchen



EPC D | Council Tax E | Deposit £3173.07



Barnes Station



East Sheen Primary School



Private Garden



Close to White Hart Lane



Holding Deposit £634.61 | Minimum Term 12 Months



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

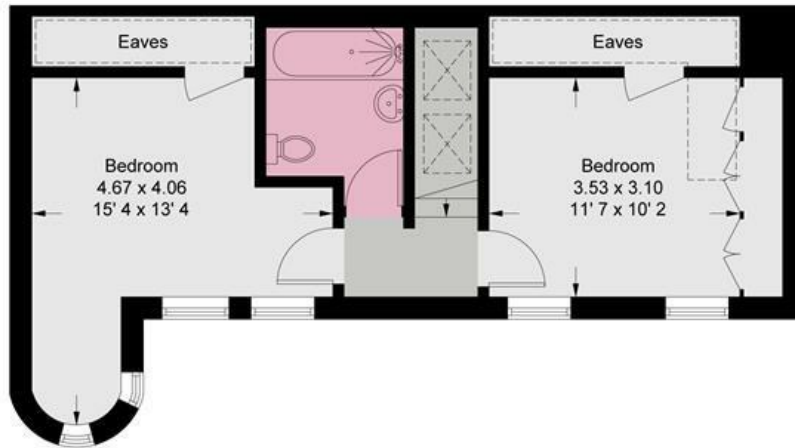
0208 876 6611

Upper Richmond Road

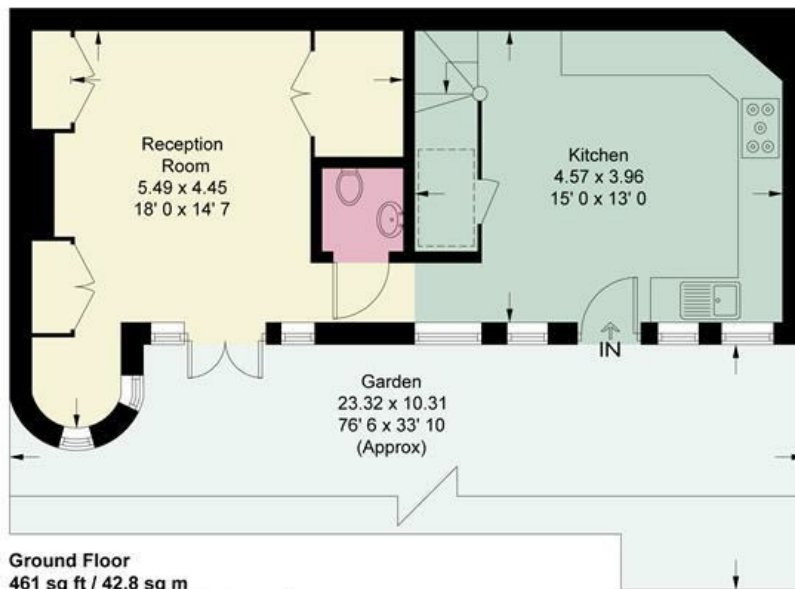
Approximate Gross Internal Area = 839 sq ft / 77.9 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 62 sq ft / 5.8 sq m
 Total = 901 sq ft / 83.7 sq m



= Reduced headroom below 1.5m / 5'0"



First Floor
 440 sq ft / 40.9 sq m
 (Including Reduced Headroom / Eaves)



Ground Floor
 461 sq ft / 42.8 sq m
 (Including Reduced Headroom)

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			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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	

