



**JAMES  
ANDERSON**



## TO LET

Sheen Lane, East Sheen, SW14

## £1,650 Per Month

Per Month

A fantastic one bedroom ground floor apartment situated a short walk from Mortlake station. Refurbished and redecorated to an excellent standard, this property offers a spacious entrance hall leading to a bright reception, double bedroom, fully fitted kitchen and modern bathroom with shower over bath. Further benefits include brand flooring/carpets. Conveniently placed on Sheen Lane, this property has access to a communal garden, while being moments from the shops, cafes and pubs in East Sheen.



One Double Bedroom



Bathroom with Shower over Bath



Bright Reception Room



Fully Fitted Modern Kitchen



EPC C | Council Tax C | Deposit £1903.84



Mortlake Station



Thomson House Primary School



Close to Richmond Park



Central Location



Holding Deposit £380.76 | Minimum Term 6 Months

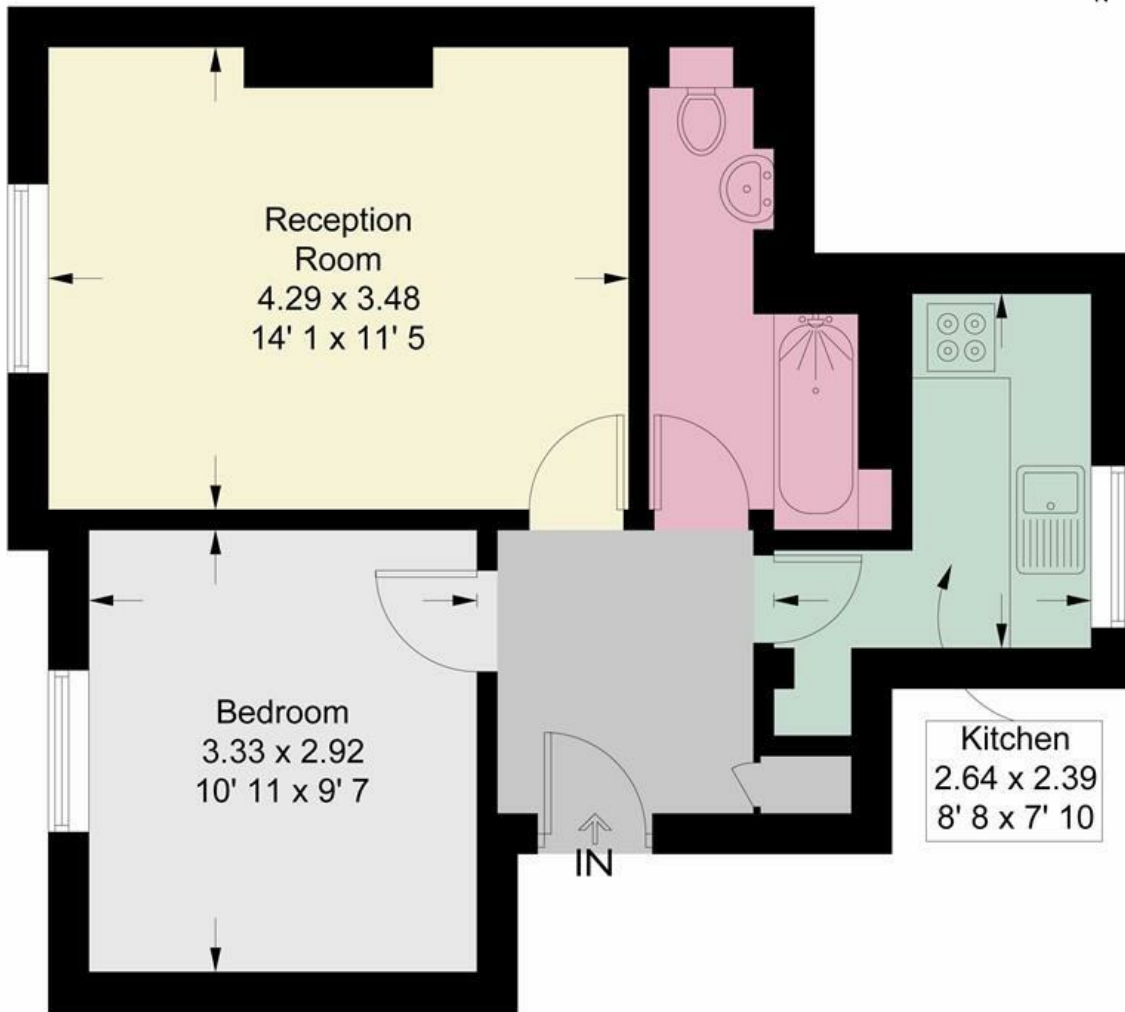


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Cedar Court

Approximate Gross Internal Area = 447 sq ft / 41.5 sq m



**Ground 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) <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			
<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			
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