



**JAMES  
ANDERSON**



## TO LET

Elm Road, East Sheen, SW14

## £2,500 Per Month

Per Month

A stunning period conversion ground floor flat which has been recently decorated with new carpets. Situated in the heart of Sheen, this property comprises two bedrooms, one with direct access out to the rear. The shaker-style kitchen includes a dishwasher, six burner range with double oven and an American style fridge freezer and hidden pantry. The bright reception room benefits from a feature ornamental fireplace while the modern bathroom has a shower over bath. With plenty of space for alfresco dining, the private garden offers a patio area, artificial grass, built-in seating and shed for storage/bikes. Mortlake Station (23 minutes to Waterloo) and Waitrose are within a few moments of the property, as well as local parks and primary schools such as Thomson House School.



Two Double Bedrooms



Beautiful Bathroom



Unfurnished



Spacious Shaker Kitchen



EPC C | Deposit £2884.61 | Council Tax Band D



Mortlake Station



Close to Thomson House School



Landscaped Rear Garden



Large Shed



Holding Deposit £576.92 | Minimum Term 12 Months



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

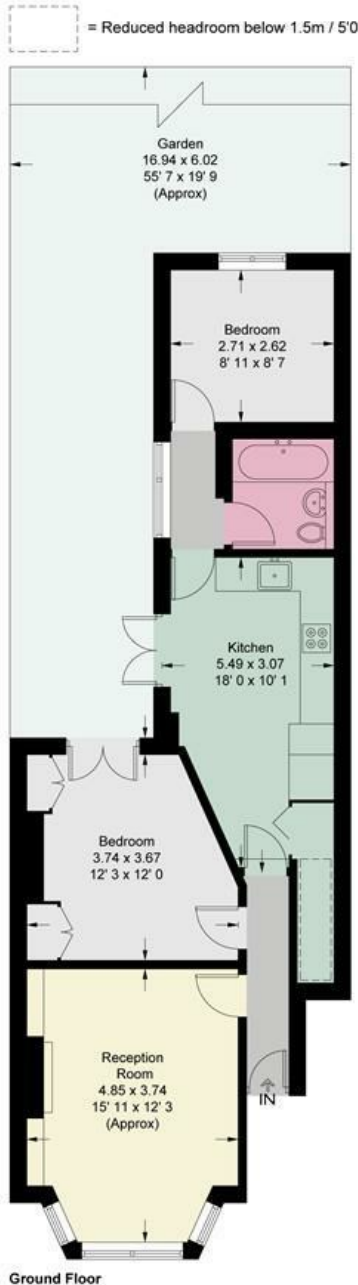
0208 876 6611

# Elm Road

Approximate Gross Internal Area = 698 sq ft / 64.9 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 13 sq ft / 1.2 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>			
(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	71	77

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		

