



**JAMES
ANDERSON**



TO LET

£2,100 Per Month

Upper Richmond Road West, East Sheen, SW14

Per Month

A beautiful one bedroom ground floor flat with a private rear garden. Accessed via the front garden, this property benefits from a spacious entrance porch, leading to a large reception room with feature fireplace and bay window with shutters, modern bathroom, a large double bedroom with access onto the private garden and a shaker-style fully fitted kitchen. Benefitting from neutral decor and wooden floors throughout, this home has been thoughtfully refurbished, retaining character with high ceilings and generously proportioned rooms. Mortlake station (0.6 miles) and Waitrose (0.2 miles) are nearby, as well as all of the shops, cafes and restaurants along the Upper Richmond Road. Richmond Park is also within easy reach (0.7 miles).



One Double Bedroom



Modern Bathroom



Large Bright Reception



Modern Shaker-Style Kitchen



EPC D | Council Tax D | Minimum Term 12 Months



Mortlake Station



Excellent Local Schools



Richmond Park 0.7 Miles



Private Rear Garden



Deposit £2423.07 | Holding Deposit £484.61



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

0208 876 6611

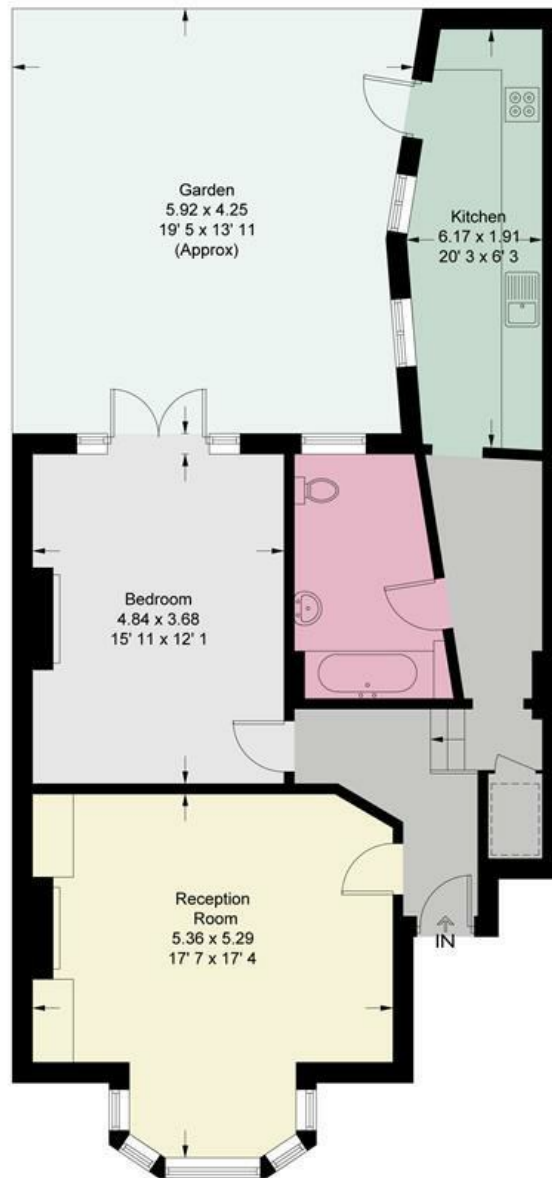
Upper Richmond Road

Approximate Gross Internal Area = 824 sq ft / 76.6 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m



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= Reduced headroom below 1.5m / 5'0



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	64

