



**JAMES
ANDERSON**



TO LET

Sheengate Mansions, East Sheen, SW14

£2,100 Per Month

Per Month

Incredibly spacious two double bedroom flat situated in the heart of East Sheen with its array of local shops, restaurants and close to the parks and Mortlake Station (23 mins to Waterloo). This first floor period apartment benefits from spacious entrance hall, large living room with feature fireplace, principal bedroom with another feature fireplace, second double bedroom, family bathroom with shower over the bath and large open plan kitchen/dining room with appliances. Communal gardens and bike storage also come with the property.



Two Spacious Bedrooms



One Bathroom



Unfurnished



First Floor Apartment



EPC C | Council Tax C | Deposit £2423.07



Mortlake Station 0.4 Miles



East Sheen Primary School 0.3 Miles



Central Sheen Location



Communal Gardens & Bike Storage



Holding Deposit £484.61 | Minimum Term 6 Months



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

0208 876 6611

Sheengate Mansions

Approximate Gross Internal Area = 953 sq ft / 88.5 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) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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