



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£2,700 Per Month**

Per Month

Bright and spacious three bedroom apartment with an incredible roof terrace, moments from Mortlake station. Benefitting from your own private entrance, this split level property offers a bright reception with large windows, three spacious bedrooms, a fully fitted kitchen with dining area, three piece bathroom and a large west-facing roof terrace. Sheen Lane is known for its array of cafes, boutique shops and restaurants. The property also benefits from wooden floors throughout and is available to rent on an unfurnished basis.



Three Bedrooms



Spacious Bathroom



Bright Front Reception



Eat-In Kitchen



EPC C | Council Tax C | Deposit £3115.38



Mortlake Station



Thomson House School



Close to Shops, Pubs & Cafes



Incredible Roof Terrace



Holding Deposit £623.07 | Minimum Term 12 Months



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

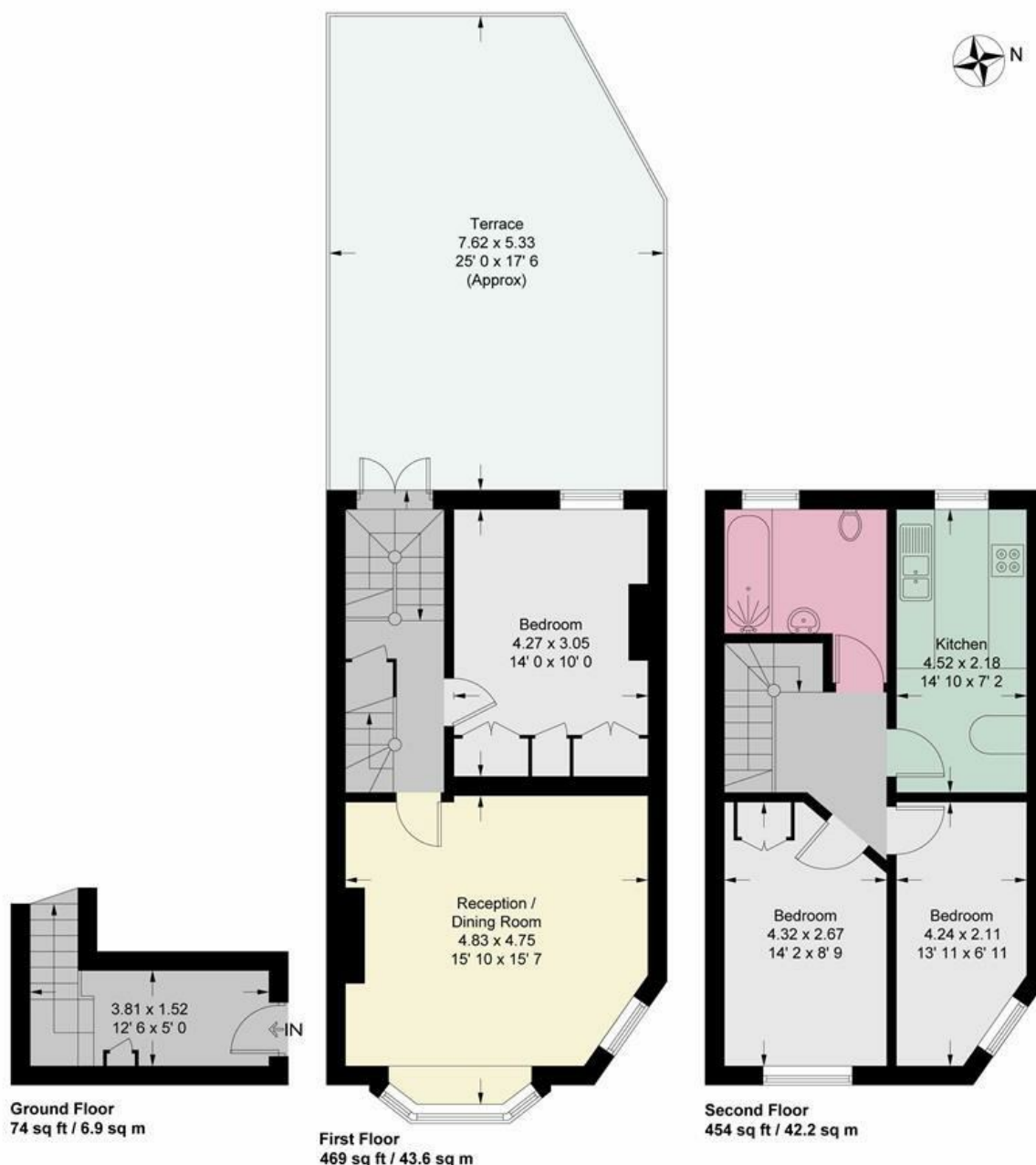
**0208 876 6611**

# Sheen Lane

Approximate Gross Internal Area = 997 sq ft / 92.7 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	

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>		
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