



**JAMES
ANDERSON**



TO LET

Observatory Road, East Sheen, SW14

£4,250 Per Month

Per Month

A well presented family home situated in the popular Parkside location of East Sheen, a short distance from Mortlake station with direct links to Waterloo (23 mins) and East Sheen town centre with its array of local shops, cafes and restaurants. The property benefits from two reception rooms, conservatory, modern fitted kitchen and a spacious rear garden. The first floor comprises two double bedrooms both with fitted wardrobes, third single bedroom and family bathroom. There is a principal suite with en-suite shower room located on the second floor.



Four Bedrooms



Two Bathrooms



Two Reception Rooms & Conservatory



Modern Kitchen



EPC E | Council Tax G | Holding Deposit £980.76



Mortlake Station



Sheen Mount Primary School



Close to Richmond Park



Sought After Location



Deposit £4,903.84 | Minimum Term 12 Months

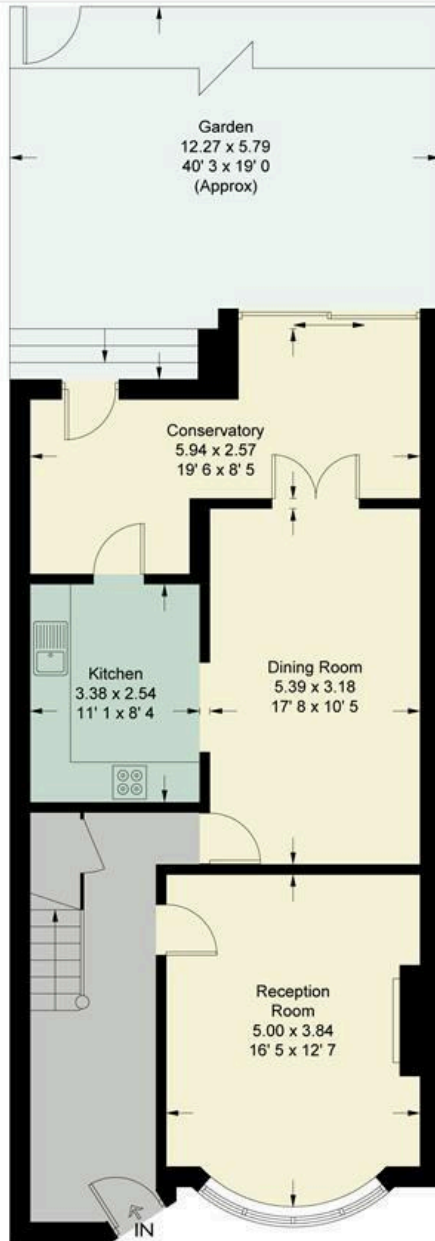


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

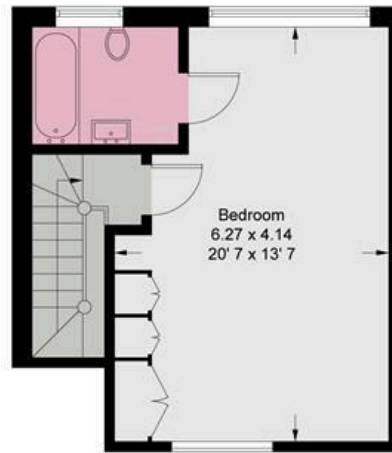
0208 876 6611

Observatory Road

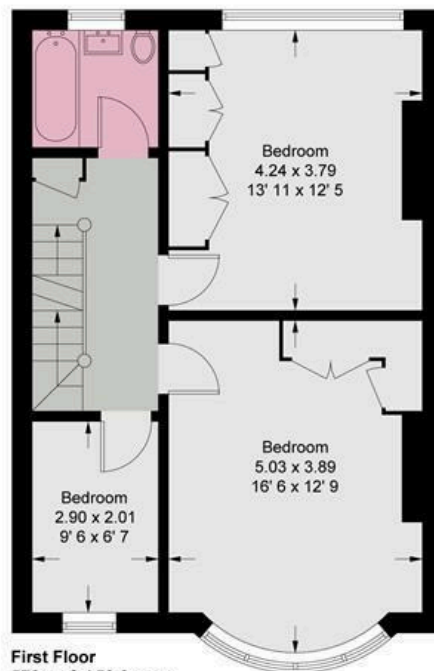
Approximate Gross Internal Area = 1722 sq ft / 160 sq m



Ground Floor
803 sq ft / 74.6 sq m



Second Floor
347 sq ft / 32.2 sq m



First Floor
572 sq ft / 53.2 sq m

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

