



JAMES
ANDERSON



TO LET

Princes Road, East Sheen, SW14

£3,700 Per Month

Per Month

A beautifully extended period cottage in the heart of the 'Royals' area of East Sheen. This home has been thoughtfully refurbished to offer a spacious reception with feature fireplace and a stunning eat-in kitchen with bifolding doors opening onto a low maintenance south-west facing courtyard garden. The first floor offers two double bedrooms, sharing the family bathroom. The top floor principal suite benefits from its own ensuite shower room, lots of natural light and eaves storage. Enviably located on Princes Road, Mortlake station is nearby as well as all of the amenities in central East Sheen and White Hart Lane, while being a short walk to the River Thames and Richmond Park.



Three Double Bedrooms



Two Stunning Bathrooms



Spacious Reception



Immaculate Kitchen/Diner



Deposit £4269.23 | EPC D | Council Tax E



Mortlake Station



East Sheen Primary School



Close to Richmond Park



Private South West Facing Garden



Holding Deposit £853.84 | Minimum Term 12 Months



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

0208 876 6611

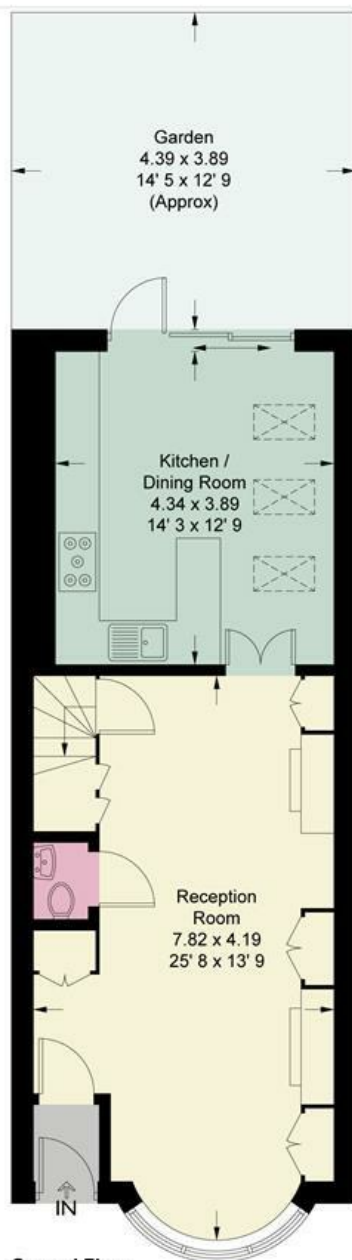
Princes Road

Approximate Gross Internal Area = 1161 sq ft / 107.9 sq m
(Including Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 24 sq ft / 2.2 sq m

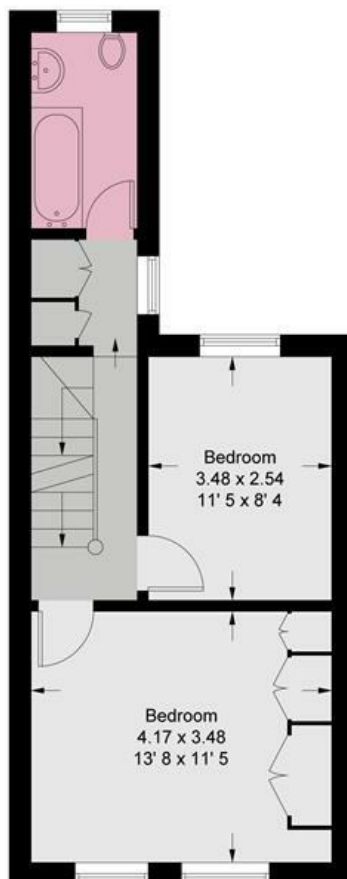


JAMES
ANDERSON

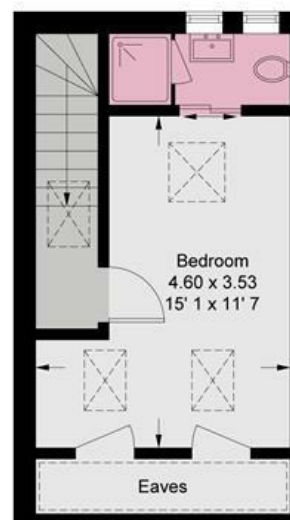


Ground Floor
522 sq ft / 48.5 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor
386 sq ft / 35.9 sq m



Second Floor
253 sq ft / 23.5 sq m
(Including Reduced Headroom /
Eaves)

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			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

