



JAMES  
ANDERSON



## TO LET

**£4,750 Per Month**

Observatory Road, East Sheen, SW14

Per Month

A beautifully presented family home situated on the favoured Parkside of East Sheen and more importantly within close proximity to Sheen Mount School. The property is arranged over three floors and provides a spacious entrance hall, a large living room, a fully fitted kitchen/family room, cloakroom and useful utility room on the ground floor, three bedrooms and a family bathroom on the first floor and a master bedroom suite and en-suite bathroom on the top floor. Outside there are good gardens to the front and rear, the rear being approximately 44 ft, laid with lawn and paving. Observatory Road is ideally located for the outstanding Sheen Mount Primary School and the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring towns.



Four Spacious Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen / Living Room



EPC D | Council Tax G | Deposit £6576.92



Mortlake Station



Close to Sheen Mount School



'Parkside' East Sheen



In Excess of 1,800 Sqft



Holding Deposit £1096.15 | Minimum Term 12 Months



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

0208 876 6611

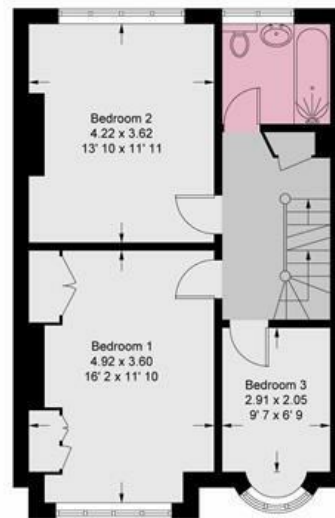
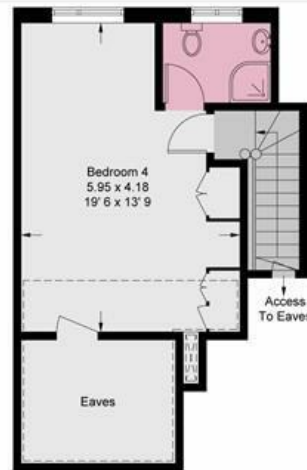
# Observatory Road

Approximate Gross Internal Area = 1802 sq ft / 167.5 sq m  
(Including Reduced Headroom / Eaves / Shed)  
Reduced Headroom / Eaves = 130 sq ft / 12.1 sq m  
Shed = 36 sq ft / 3.4 sq m



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= Reduced headroom below 1.5m / 5'0"



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		
	62	80
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	63	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

