



JAMES  
ANDERSON



## TO LET

Elm Road, East Sheen, SW14

**£2,750 Per Month**

Per Month

A fantastic split level maisonette on the popular Elm Road, a short walk from Mortlake station. Featuring a brand new modern kitchen, this property also offers three good sized bedrooms, large living room and two modern bathrooms. Elm Road is conveniently placed for all of the amenities in East Sheen, with its array of shops, cafes and restaurants. Mortlake station and Richmond Park are also nearby.



Three Double Bedrooms



Two Bathrooms



Large Reception



Brand New Kitchen



EPC D | Council Tax D | Deposit £3,173.07



Mortlake Station



Excellent Local Schools



Central Location



Newly Decorated



Holding Deposit £634.61 | Minimum Term 12 Months



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

0208 876 6611

# Elm Road

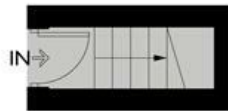
Approximate Gross Internal Area = 1005 sq ft / 93.2 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 9 sq ft / 0.9 sq m  
Total = 1014 sq ft / 94.1 sq m



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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		
<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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