



JAMES
ANDERSON



TO LET

Queens Road, East Sheen, SW14

£3,500 Per Month

Per Month

Fantastic three bedroom house in the 'Royals' area of East Sheen, a short walk from East Sheen Primary School. The ground floor has a spacious reception, guest w/c, open plan kitchen/diner with central island, and bi-folding doors opening onto a low maintenance garden, with a separate studio/office. Upstairs, there are three good sized bedrooms and family bathroom. Queens Road is located conveniently for all that East Sheen has to offer, as well as being a short walk from White Hart Lane and Mortlake station.



Three Bedrooms



Modern Bathroom



Large Reception



Open Plan Kitchen/Diner



EPC D | Council Tax E | Deposit £4038.46



Mortlake Station



East Sheen Primary School



'Royals' Area of East Sheen



Garden Office/Studio



Minimum Term 12 Months | Holding Deposit £830.76



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

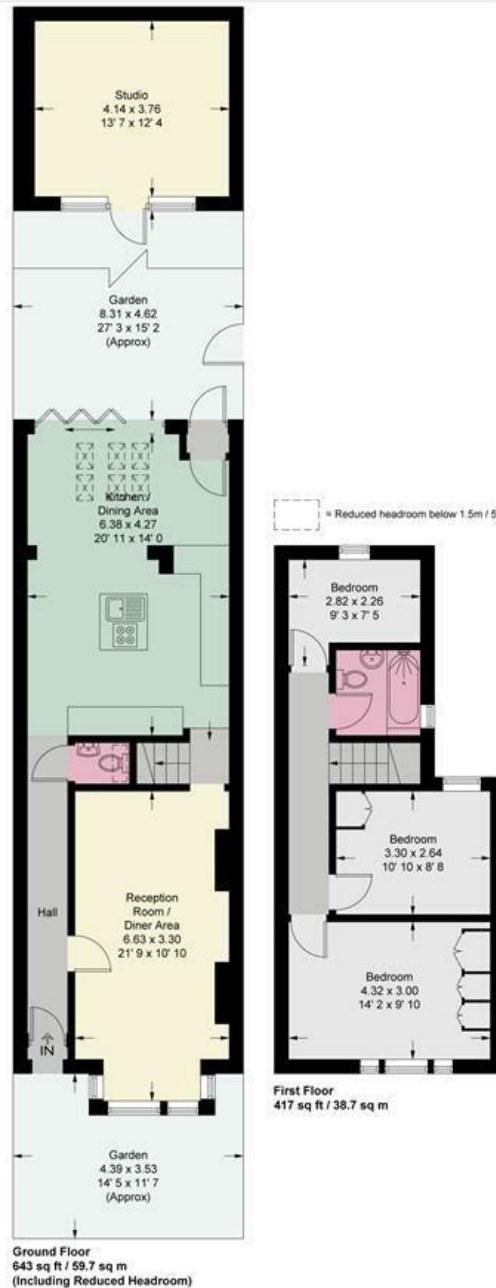
0208 876 6611

Queens Road

Approximate Gross Internal Area = 1230 sq ft / 114.2 sq m
(Including Reduced Headroom / Studio)
Reduced Headroom = 2 sq ft / 0.2 sq m
Studio = 170 sq ft / 15.8 sq m



JAMES
ANDERSON



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	63	77
(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	

