



JAMES  
ANDERSON



## TO LET

Stanley Road, East Sheen, SW14

**£3,000 Per Month**

Per Month

A gorgeous two bedroom cottage with a private garden in Parkside East Sheen. This home offers a spacious reception with feature fireplace, leading to a modern fully integrated kitchen with bi-folding doors which open out onto a low maintenance enclosed garden. The property benefits from two double bedrooms, one of which has a mezzanine level for extra space/storage, and a modern family bathroom. Stanley Road is conveniently positioned for Sheen Mount Primary School, both Mortlake station and North Sheen station, as well as all of the amenities in East Sheen and Richmond.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Contemporary Kitchen with Bi-folding Doors



EPC C | Council Tax E | Deposit £3461.53



Mortlake Station/North Sheen Station



Sheen Mount Primary School



Close to Richmond Park



Private Garden



Holding Deposit £692.30 | Minimum Term 12 Months



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

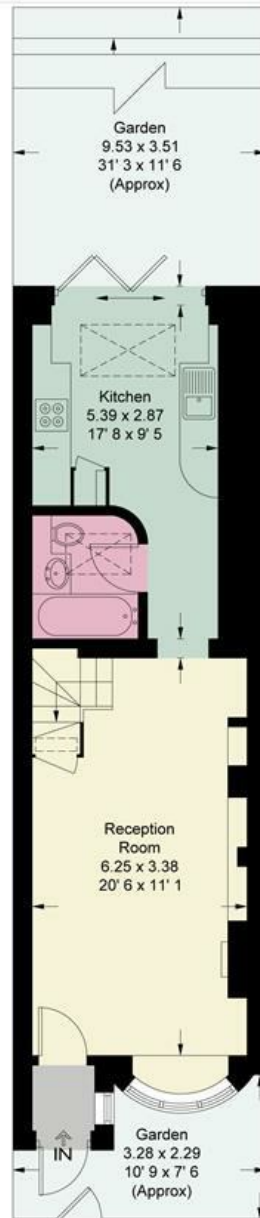
0208 876 6611

# Stanley Road

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m  
(Including Reduced Headroom / Eaves Storage / Excluding Void)  
Reduced Headroom / Eaves Storage = 96 sq ft / 8.9 sq m

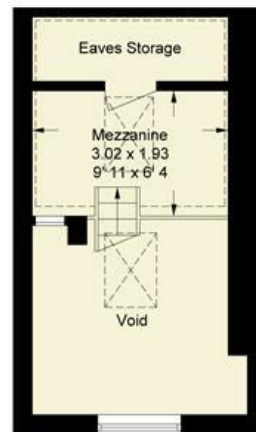


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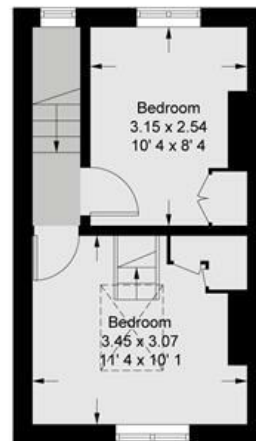


**Ground Floor**  
434 sq ft / 40.3 sq m  
(Including Reduced Headroom)

Reduced headroom below 1.5m / 5'0"



**Second Floor**  
108 sq ft / 10 sq m  
(Including Reduced Headroom /  
Eaves storage / Void)



**First Floor**  
231 sq ft / 21.5 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) <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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

