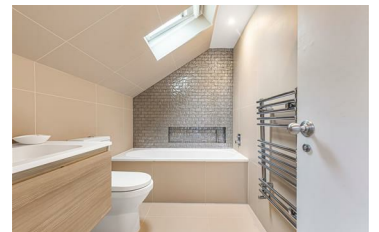




JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£2,700 Per Month**

Per Month

**\*\*COUNCIL TAX AND UTILITIES INCLUDED\*\*** A fantastic two bedroom, two bathroom maisonette with a courtyard garden. Offering over 1300 sq ft of living space across two floors, this detached house is situated in an exclusive part of Parkside East Sheen. Accessing the property via Richmond Park Road, the ground floor benefits from a large reception with courtyard garden, a kitchenette and a large storage room. Upstairs there are two equal sized double bedrooms with built-in wardrobes, one benefitting from a modern en-suite shower room. **\*\*The rental figure is inclusive of council tax, gas, electricity and water charges\*\***.



Two Double Bedrooms



Two Modern Bathrooms



Spacious Living Room



Kitchenette



EPC C | Bills/Council Tax Included | Deposit £3115.38



Mortlake Station Nearby



Excellent Local Schools



Moments From Richmond Park



Private Courtyard Garden



Holding Deposit £623.07 | Minimum Term 2 Months



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

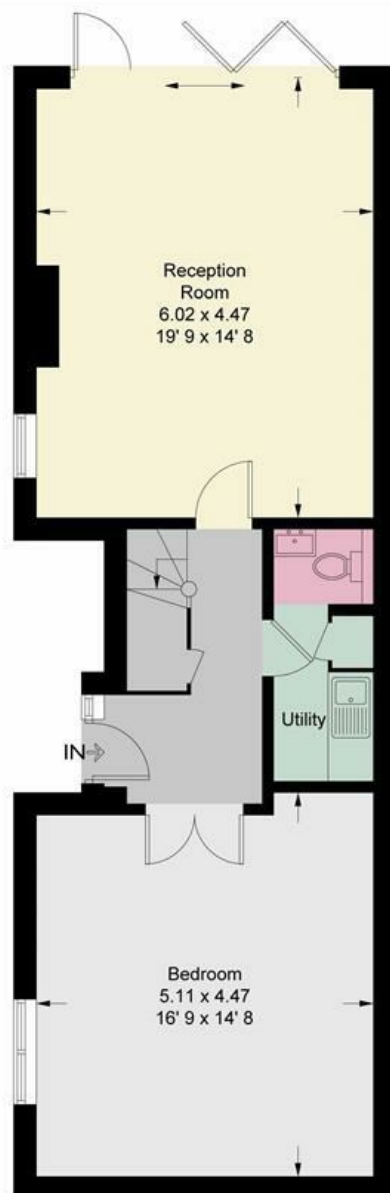
0208 876 6611

# The Annex

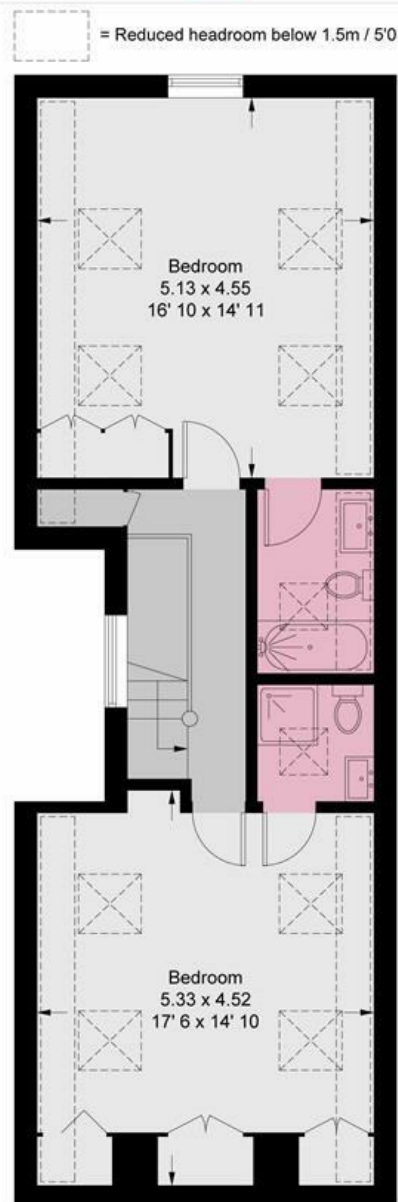
Approximate Gross Internal Area = 1345 sq ft / 125 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 113 sq ft / 10.5 sq m



**JAMES  
ANDERSON**



**Ground Floor**  
677 sq ft / 62.9 sq m



**First Floor**  
668 sq ft / 62.1 sq m  
(Including Reduced Headroom)

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.

