



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£2,250 Per Month**

Per Month

Spacious split-level apartment overlooking Mortlake Green. The property is ideally located for Mortlake Station providing direct access to Central London and for the outstanding Thomson House Primary School. The extensive shopping and leisure amenities of East Sheen including Waitrose and numerous boutique shops, restaurants, gastro pubs and coffee shops are moments away. The extensive recreational amenities of Richmond Park is approximately one mile away. The ground floor accommodation comprises a reception room, fully fitted kitchen, modern bathroom and two good sized bedrooms. The reception room further provides access via a spiral staircase down to the sizeable lower ground floor main bedroom and second reception space, which also offers ample storage space.



Three Bedrooms



One Bathroom



Furnished/Unfurnished



Modern Kitchen



EPC Rating C | Council Tax E | Holding Deposit £519.23



Close to Mortlake Station



Close to Thomson House Primary School



River Thames and Mortlake Green Nearby



1012 sq ft of Accommodation



Deposit Required £2,596.15 | Minimum Term 12 Months



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

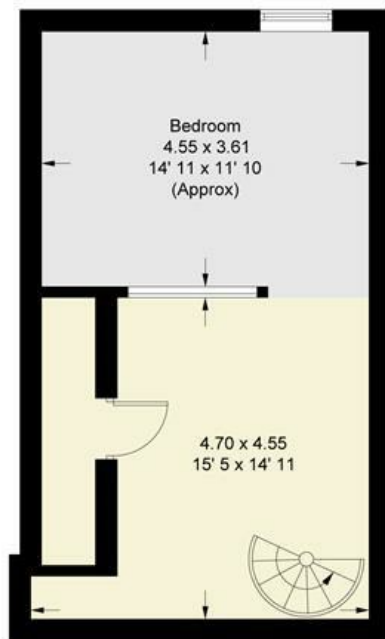
0208 876 6611

# Sheen Lane

Approximate Gross Internal Area = 1012 sq ft / 94.1 sq m  
(Excluding Void)



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Lower Ground Floor  
414 sq ft / 38.5 sq m



Ground Floor  
598 sq ft / 55.6 sq m  
(Excluding Void)

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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

