



**JAMES
ANDERSON**



TO LET

Derby Road, East Sheen, SW14

£2,250 Per Month

Per Month

Beautifully presented two bedroom ground floor maisonette with a garden. This property boasts two double bedrooms, a newly refurbished bathroom, and an open plan kitchen living space with wooden floors and direct access onto a shared garden. Derby Court is situated conveniently for Sheen Mount Primary School (0.3 miles) and all of the amenities of East Sheen. Mortlake station (0.8 miles) offers excellent transport links into Central London and Richmond. The green spaces of Richmond Park and Sheen Common are less than a mile away, and the property is walking distance to several gastro pubs, Waitrose and many independent shops.



Two Double Bedrooms



Brand New Refurbished Bathroom



Open Plan Reception/Kitchen



Unfurnished



EPC C | Council Tax D | Deposit £2596.15



Mortlake & North Sheen Stations



Sheen Mount Primary School



Shared Garden



Richmond Park (0.8 Miles)



Holding Deposit £519.23 | Minimum Term 12 Months



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

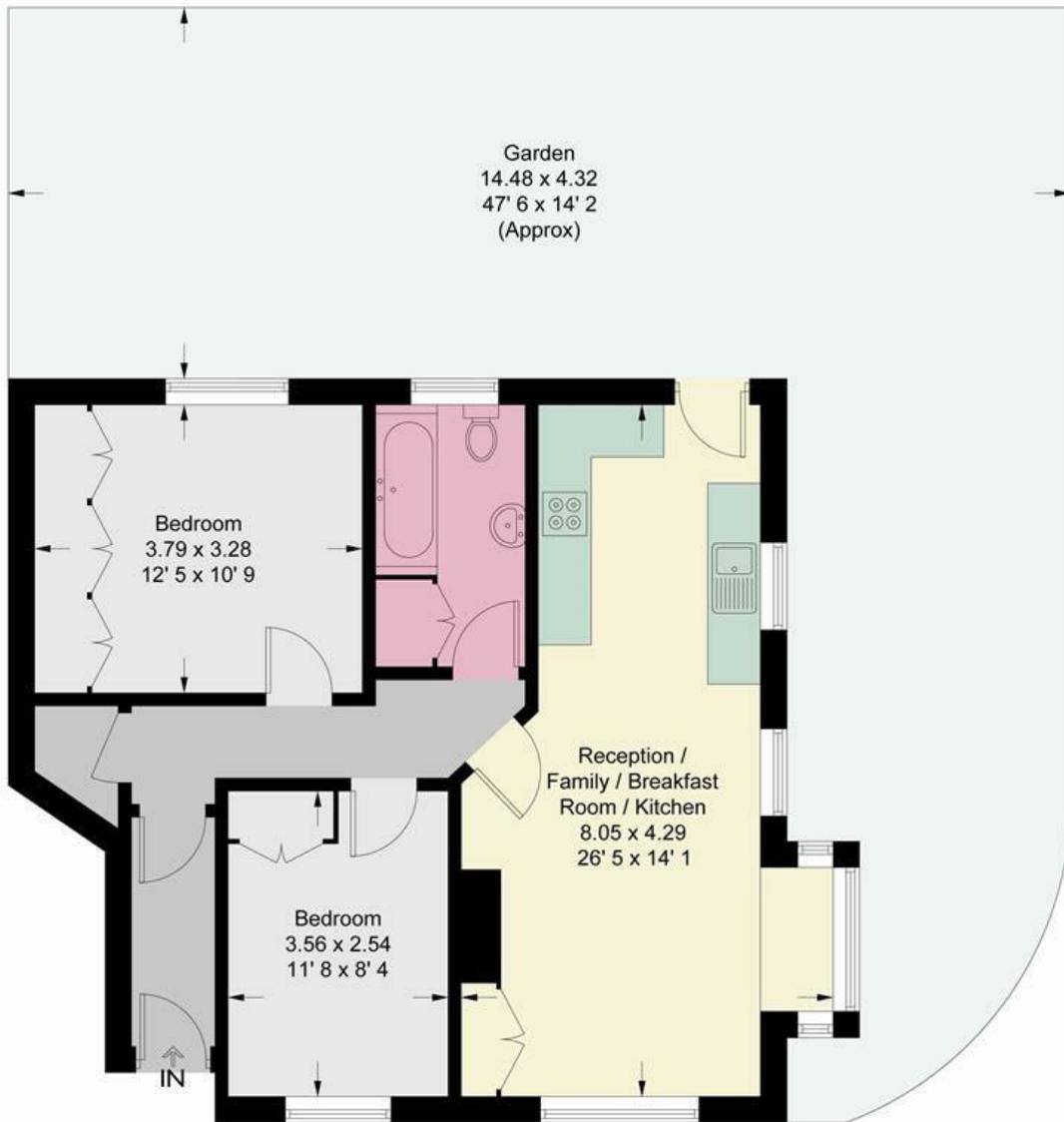
0208 876 6611

Derby Road

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m



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Ground Floor

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 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	

