



JAMES  
ANDERSON



## TO LET

St. Leonards Road, East Sheen, SW14

**£1,925 Per Month**

Per Month

A ground floor purpose built apartment forming part of this popular and well maintained development in the centre of East Sheen, moments from the High Street and Mortlake station. The property is approached from a communal entrance hall with a security intercom. The inner entrance hall provides access to all rooms including the sitting room with wooden flooring and views over the communal gardens. There are also two double bedrooms, a modern well equipped kitchen and a recently fitted bathroom. There are delightful communal gardens surrounding the development.



Two Bedrooms



Modern Bathroom



Unfurnished



Fully Fitted Kitchen



EPC D | Deposit £2221.15 | Holding Deposit £444.23



Close to Mortlake Station



Thomson House School



Communal Gardens



Moments from Shops and Cafes



Minimum Term 12 Months | Council Tax Band D

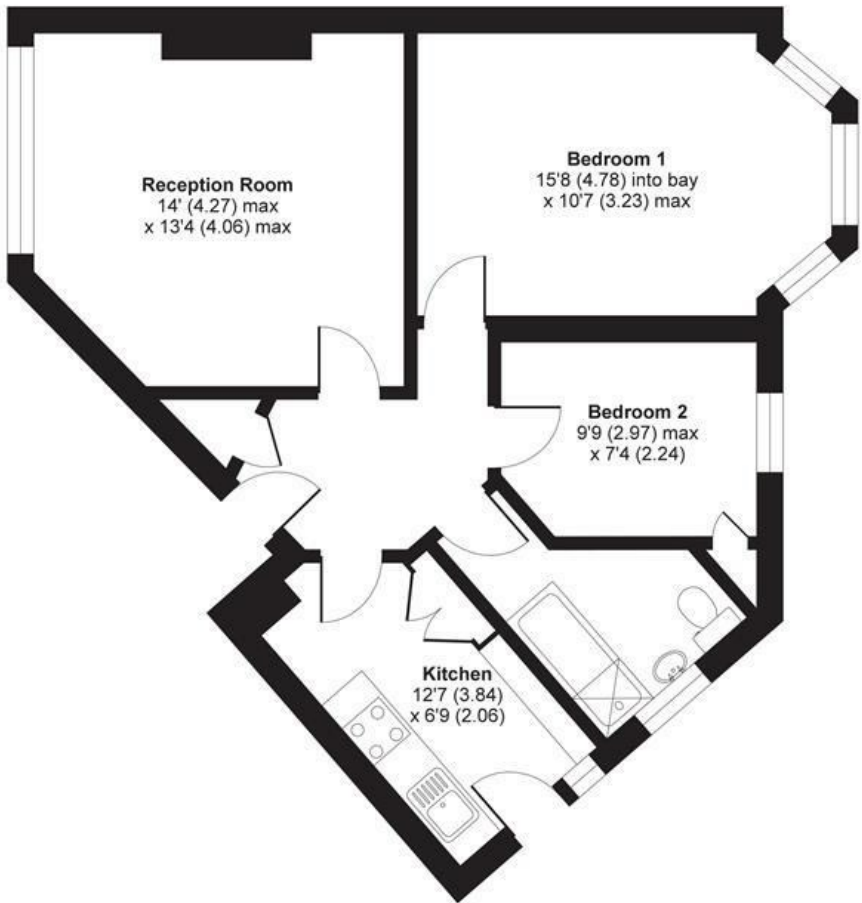


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

St. Leonards Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT 58.8 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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 |                         |           |
|                                             | 62                      | 74        |
| 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 |           |

