



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road West, London, SW14






## £3,200 Per Month






Per Month

Set in the heart of vibrant East Sheen, this fantastic split-level three bedroom apartment offers bright and spacious accommodation, over 1000 sqft. The first floor comprises a large reception room flooded with natural light, alongside a modern eat-in kitchen complete with an American-style fridge freezer.

Upstairs, the property features three well-proportioned bedrooms, built-in storage, a contemporary family bathroom with waterfall shower over bath and his-and-hers sinks, as well as a separate WC.

Ideally located just moments from the shops, cafés and restaurants of Sheen Lane and Upper Richmond Road West, the property also benefits from excellent transport links via Mortlake Station, offering direct access into Central London. Richmond Park is also nearby, providing beautiful green open spaces perfect for walking, cycling and outdoor leisure.

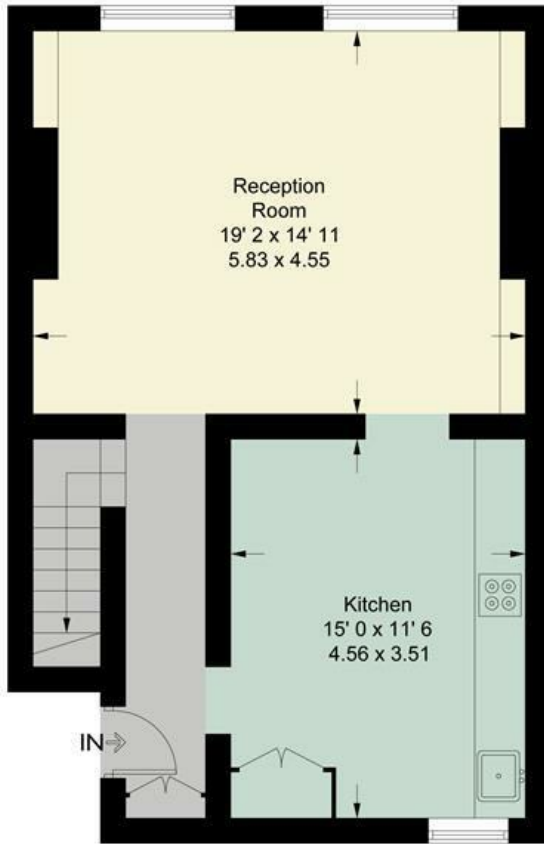
-  Three Double Bedrooms
-  Modern Bathroom
-  Large Reception
-  Eat-In Kitchen
-  EPC | Council Tax C

-  Mortlake Station
-  East Sheen Primary School
-  Central East Sheen
-  Split Level Apartment
-  Holding Deposit £738.46 | Deposit £3692.30

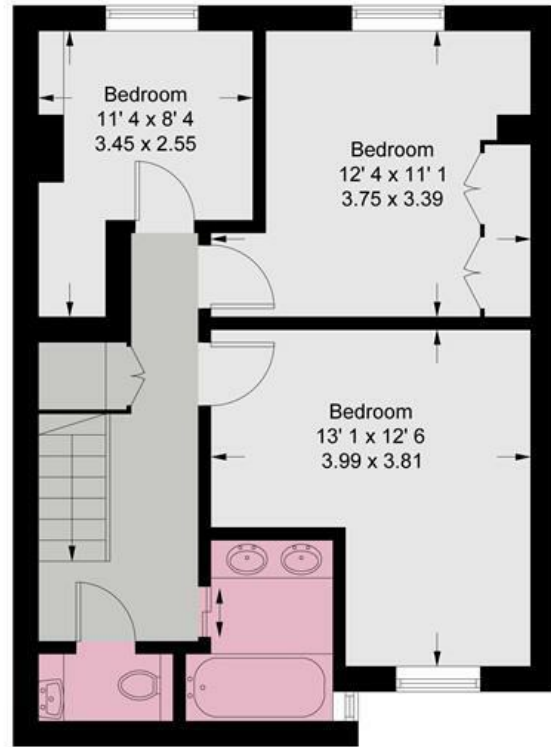


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



**First Floor**  
568 sq ft / 52.8 sq m



**Second Floor**  
499 sq ft / 46.4 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>			
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