



# TO LET

## £2,100 Per Month

#### Queens Road, East Sheen, SW14

#### Per Month

Pretty two bedroom cottage situated in the Royals area of East Sheen. The ground floor of this lovely home offers a reception / dining room and fitted kitchen with access out to the private rear garden. Upstairs there is a large double bedroom with plenty of wardrobes, second bedroom and bathroom with shower over bath. In addition there is an outbuilding at the end of the private garden which could be used as an office space or gym. Queens Road is an extremely enviable street located a short walk from Mortlake Station, White Hart Lane and all of the amenities of both East Sheen and Barnes. Richmond Park and East Sheen Primary School are also both nearby.



- Two Bedrooms One Bathroom Unfurnished Fitted Kitchen
- EPC D | Council Tax E | Holding Deposit £461.53
- 🚽 🛛 Mortlake Station
- 👌 East Sheen Primary School
- Close to White Hart Lane
- Private Garden/Separate Outbuilding
- Minimum Term 12 Months | Deposit £2480.76

### **Queens Road**

Approximate Gross Internal Area = 679 sq ft / 63.1 sq m (Excluding Reduced Headroom) Reduced Headroom = 11 sq ft / 1 sq m Office = 141 sq ft / 13.1 sq m Total = 831 sq ft / 77.2 sq m

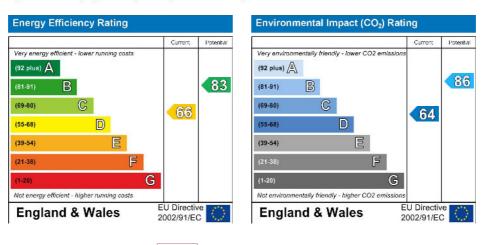




Ground Floor 347 sq ft / 32.2 sq m (Including Reduced Headroom)

343 sq ft / 31.9 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.





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