



**JAMES  
ANDERSON**



## TO LET

## £2,200 Per Month

Upper Richmond Road West, East Sheen, SW14

Per Month

Stunning two bedroom split level apartment in central East Sheen. This property offers an open plan living area and modern kitchen, with wooden floors throughout. There are two good sized double bedrooms with built-in storage, a contemporary bathroom and en-suite off the principle bedroom. Decorated neutrally throughout, the flat offers plenty of natural light as well as eaves storage. Mortlake station is a short walk away, whilst Richmond Park is also nearby. There are plenty of shops, cafes and restaurants within minutes of the property.



Two Double Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen



EPC C | Council Tax Band D | Holding Deposit £507.69



Mortlake Station



East Sheen Primary School



Central Location



Close to Richmond Park



Deposit Required £2,538.46 | Minimum Term 12 Months



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

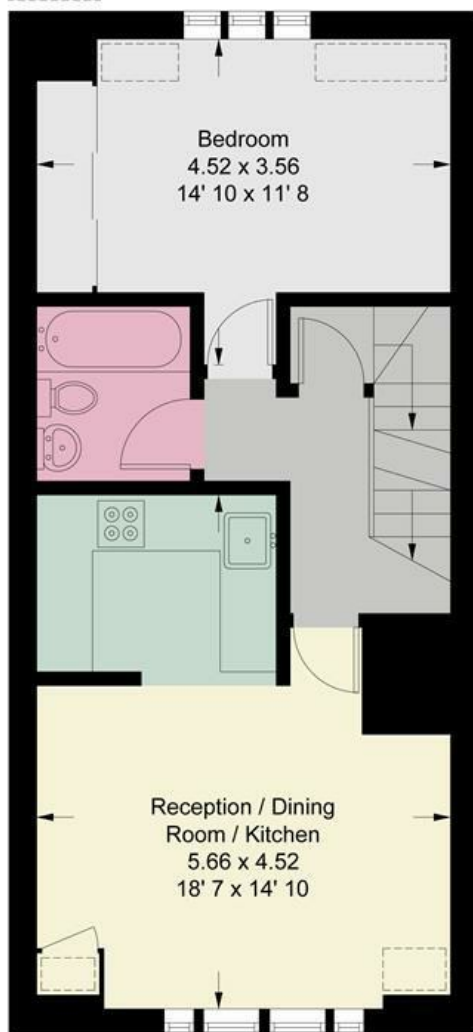
0208 876 6611

# Upper Richmond Road West

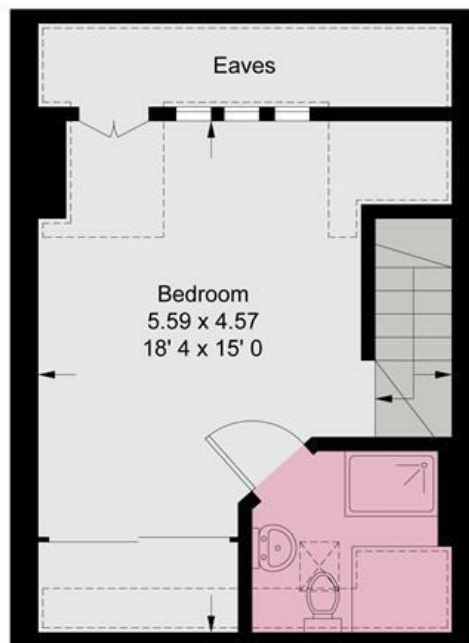
Approximate Gross Internal Area = 768 sq ft / 71.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 112 sq ft / 10.4 sq m  
 Total = 880 sq ft / 81.8 sq m



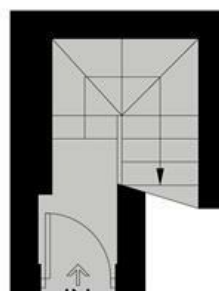
= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 515 sq ft / 47.9 sq m  
 (Including Reduced Headroom)



**Third Floor**  
 324 sq ft / 30.1 sq m  
 (Including Reduced Headroom / Eaves)



**First Floor**  
 41 sq ft / 3.8 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

