



**JAMES
ANDERSON**



TO LET

Bexhill Road, East Sheen, SW14

£2,400 Per Month

Per Month

A spacious two bedroom house on Bexhill Road in East Sheen. This property comprises of a large reception room with wooden flooring, a modern and fully fitted kitchen with direct access to a good sized private rear garden with newly fitted lawn and patio area. The first floor features two double bedrooms both with built-in wardrobes and a family bathroom with shower over bath. Further benefits include gas central heating, loft space and under stair storage. Bexhill Road is conveniently located moments from East Sheen Town Centre and its array of shops, cafes and restaurants, as well as being a short walk from Richmond Park and Mortlake Train Station (24 mins to London Waterloo).

Deposit Required: £2769.23

Minimum Term: 12 months

Holding Deposit: £553.84 (one week's rent)



Two Double Bedrooms



One Bathroom



Unfurnished



Modern Fitted Kitchen



EPC Rating C



Close to Mortlake Station



Close to Thomson House Primary



Wooden Flooring



Private Garden



Council Tax Band E (2022/2023) £2471



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

0208 876 6611



Bexhill Road

Approximate Gross Internal Area = 759 sq ft / 70.6 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 15 sq ft / 1.4 sq m

Total = 774 sq ft / 72 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

