



**JAMES  
ANDERSON**



# TO LET

Sheen Lane, Sheen, SW14

# £2,250 Per Month

Per Month

A modern two double bedroom, two-bathroom apartment with off street parking located in the centre of East Sheen. This stunning property is presented to an exceptionally high standard throughout and offers approximately 800 sqft of accommodation that comprises; entrance hall, reception/dining room, a beautifully finished fully fitted contemporary kitchen, principle bedroom with built in wardrobes and en-suite shower room, further double bedroom with built in wardrobes and second contemporary bathroom. The generous specification includes a designer kitchen with premium granite work tops, Villeroy & Boch sanitary ware, Hansgrohe taps, bath and shower fittings, oak flooring to all living space and double glazing throughout. There is also allocated off street parking to the rear of the property making this an ideal property for electric vehicle charging. The property is ideally located for Mortlake Station providing direct access to Central London whilst the extensive shopping and leisure amenities of both East Sheen and Richmond including Richmond Park, numerous boutique shops, restaurants, bars, gastro pubs and coffee shops are moments away. The Thames Path provides an idyllic walk along The River Thames with Barnes just minutes away.

Deposit Required: £2596.15

Minimum Term: 12 months

Holding Deposit: £519.23



Two Double Bedrooms



Two Bathrooms



Open Plan Kitchen / Living



Modern Fully Equipped Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £519.23



Mortlake Station Nearby



Thomson House Primary School



Central East Sheen Location



OFF STREET PARKING



Deposit Required £2,596.15



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

0208 876 6611



## Second Floor

## Sheen Lane

Approximate Gross Internal Area = 799 sq ft / 74.2 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	<b>80</b>	<b>80</b>

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		

