



**JAMES
ANDERSON**



TO LET

£2,000 Per Month

Sheengate Mansions, East Sheen, SW14

Per Month

Recently refurbished two bedroom top floor apartment set within a mansion block in the heart of East Sheen. There are an array of shops, cafes and restaurants, Richmond Park and Mortlake station situated nearby. This stunning home offers a spacious entrance hall, large reception room, two double bedrooms, modern kitchen with dining area, and a contemporary bathroom. The property is perfect for professional couples, sharers and small families alike.

Deposit Required: £2,307.69

Minimum Term: 12 months

Holding Deposit: £461.53 (one week's rent)



Two Double Bedrooms



Modern Bathroom



Bright Living Room



Kitchen/Dining Area



EPC Rating D / Council Tax Band C / Holding Deposit £461.53



Mortlake Station



East Sheen Primary School



Close to Richmond Park



Top Floor



Deposit Required £2,307.69



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

0208 876 6611



Second Floor

Sheengate Mansions

Approximate Gross Internal Area = 981 sq ft / 91.1 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | 66 |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 61 |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

