



**JAMES
ANDERSON**



TO LET

Monument House, London, SW14

£2,750 Per Month

Per Month

Stunning three bedroom apartment in one of the most enviable addresses in East Sheen. The apartment has been very tastefully refurbished and decorated throughout and has been finished to an extremely high standard. With 1223 sq ft of living space, this home is very generous in size. The property boasts a large principle bedroom with fitted wardrobes and a three piece bathroom en-suite. The second double bedroom has a fitted wardrobe and the third single bedroom is adjacent to the reception room. The modern open plan kitchen living room is the pinnacle of the property, with quartz work tops, a drop down TV, central island and full range of fully integrated appliances including a wine fridge; this makes for a very impressive setting. Further benefits include plantation shutters, a utility room, terrace and bicycle storage.

Deposit Required: £3,173.07

Minimum Term: 12 months

Holding Deposit: £634.61 (one week's rent)



Three Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen / Living Room



EPC Rating C / Council Tax Band E / Holding Deposit £634.61



Mortlake Train Station



Near to Schools



Renovated Throughout



Parkside Location



Deposit Required £3,173.07

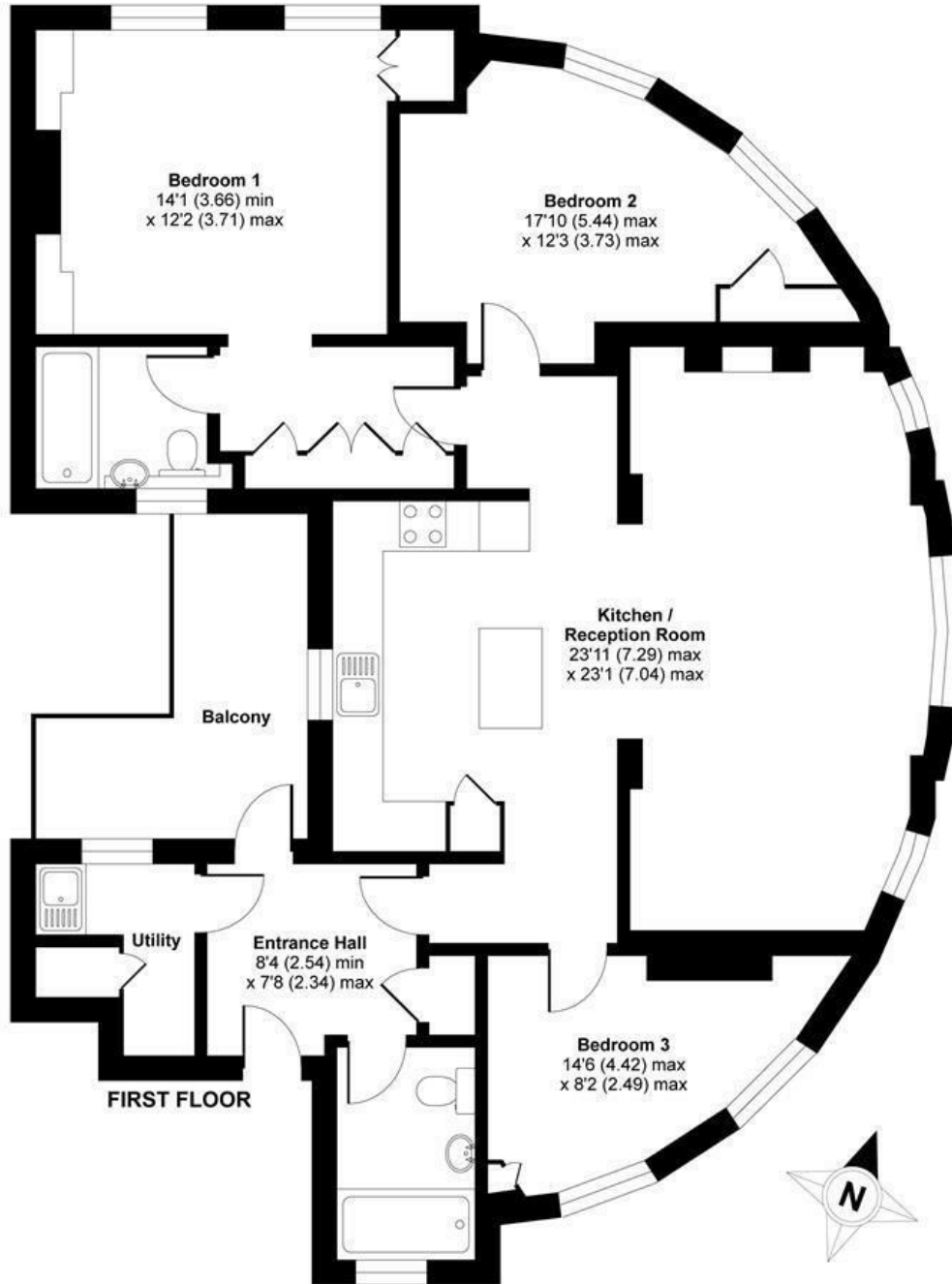


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Upper Richmond Road West, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1223 SQ FT 113.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

