



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road West, East Sheen, SW14

**£1,550 Per Month**

Per Month

A beautifully presented bright, spacious and recently renovated apartment situated on the first floor of an attractive period building. The property is centrally located for the extensive leisure and shopping amenities of East Sheen including Waitrose and a number of independent shops, restaurants, pubs and coffee shops. The property is accessed via a communal entrance hall with a private door into the property. The accommodation comprises an entrance hall, a bright reception room, a fully fitted modern kitchen and a contemporary bathroom with shower over bath. Mortlake station provides direct links to Waterloo while buses offer easy access into Barnes, Putney and Richmond. Richmond Park and Palewell Common are also moments away.

Deposit Required: £1788.46

Minimum Term: 3 months

Holding Deposit: £357.69 (one week's rent)



One Double Bedroom



One Bathroom



Furnished / Unfurnished



Open Plan Kitchen / Living Room



EPC D/Council Tax Band C/Deposit £1788.46



Close to Mortlake Train Station



Close to Nearby Schools



Richmond Park Nearby



Tastefully Renovated Throughout



Holding Deposit £357.69



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

0208 876 6611



**First Floor**

### Upper Richmond Road West

Approximate Gross Internal Area = 467 sq ft / 43.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>63</b>	<b>69</b>
<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>61</b>	<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

