



JAMES  
ANDERSON



## TO LET

**£1,100**

Upper Richmond Road West, East Sheen, SW14

MODERN STUDIO | SHORT WALK TO MORTLAKE STATION

Fantastic studio apartment situated in central East Sheen. The property offers a spacious living area, open plan fully fitted kitchen and a separate modern shower room. Neutrally decorated throughout, the flat provides ample space for a single tenant. Situated on the Upper Richmond Road West, Mortlake station and several shops, cafes and restaurants are all a very short walk away. This apartment is available on a furnished basis.

Deposit Required: £1,269.20

Minimum Term: 12 months

Holding Deposit: £253.84 (one week's rent)



Studio Apartment



Separate Shower Room



Furnished



Fitted Kitchenette



EPC E/Council Tax Band C/Deposit £1,269.20



Mortlake Station



Close to Local Schools



Close to Richmond Park

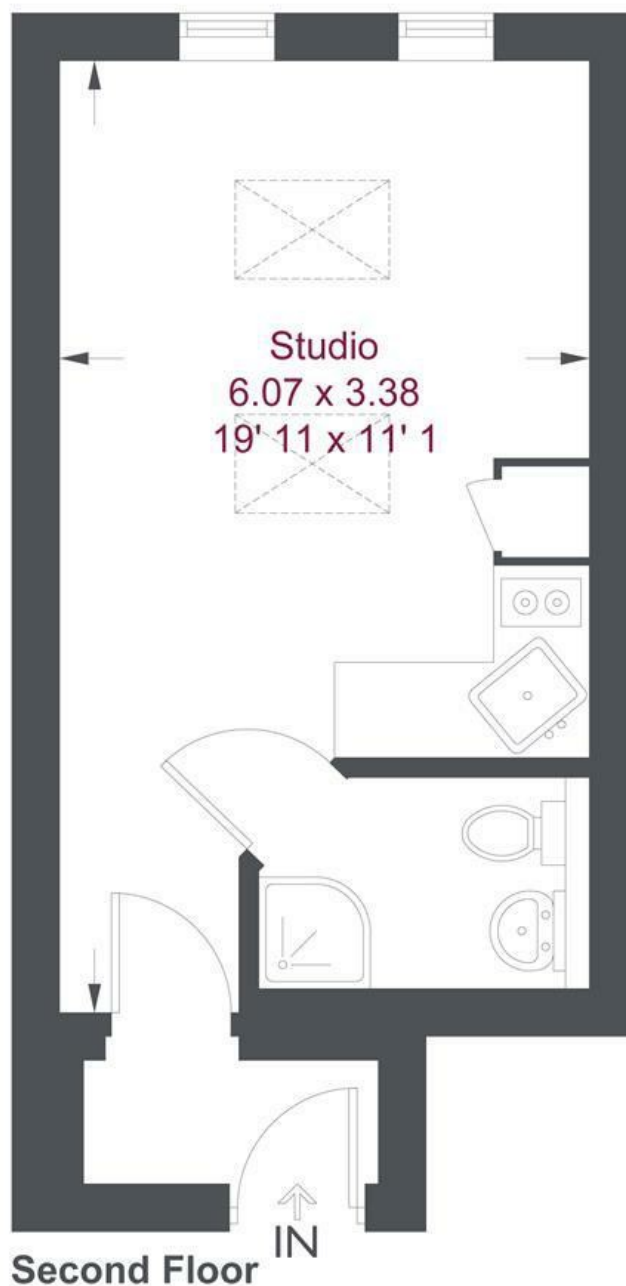


Top Floor



Holding Deposit £253.84





### Upper Richmond Road West

Approximate Gross Internal Area = 244 sq ft / 22.7 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) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

