



**JAMES
ANDERSON**



TO LET

Sheen Lane, East Sheen, SW14

£1,900 Per Month

Per Month

Fantastic two-bedroom apartment situated in a popular development a short walk from Mortlake station. This top floor flat offers a spacious reception, large kitchen with breakfast bar and dining area with access on to a small balcony, two double bedrooms and a modern bathroom with shower over bath. Located in the heart of East Sheen, this property is ideally positioned for the shops, cafes and restaurants, while Richmond Park and several schools are also nearby.



Two Double Bedrooms



Modern Bathroom



Unfurnished



Eat In Kitchen



EPC Rating D/Council Tax Band D/Deposit £2134.61



Mortlake Station



Excellent Local Schools



Central Location



Balcony



Minimum Term 12 Months/Holding Deposit £426.92



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

0208 876 6611

Cedar Court

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



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Third Floor

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			
(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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

