



**JAMES
ANDERSON**



TO LET

Elm Road, East Sheen, SW14

£1,850 Per Month

Per Month

A spacious ground floor garden flat in the heart of East Sheen. The property comprises reception with double doors through to the kitchen with dishwasher, shower room and separate cloakroom. There are two double bedrooms; one of which has direct access to a private patio garden. The apartment also benefits from side access and use of the shared rear garden. Mortlake station is very short walk (24 mins to Waterloo) while the several shops, the River Thames and Richmond Park are easily accessible.



Two Bedrooms



Shower Room



Unfurnished



Open Kitchen/Living



EPC E/Council Tax Band D/Deposit £2,134.61



Mortlake Station



Thomson House School



Close to Shops and Parks



Private Patio



Minimum Term 12 Months/Holding Deposit £426.92



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

0208 876 6611

Elm Road

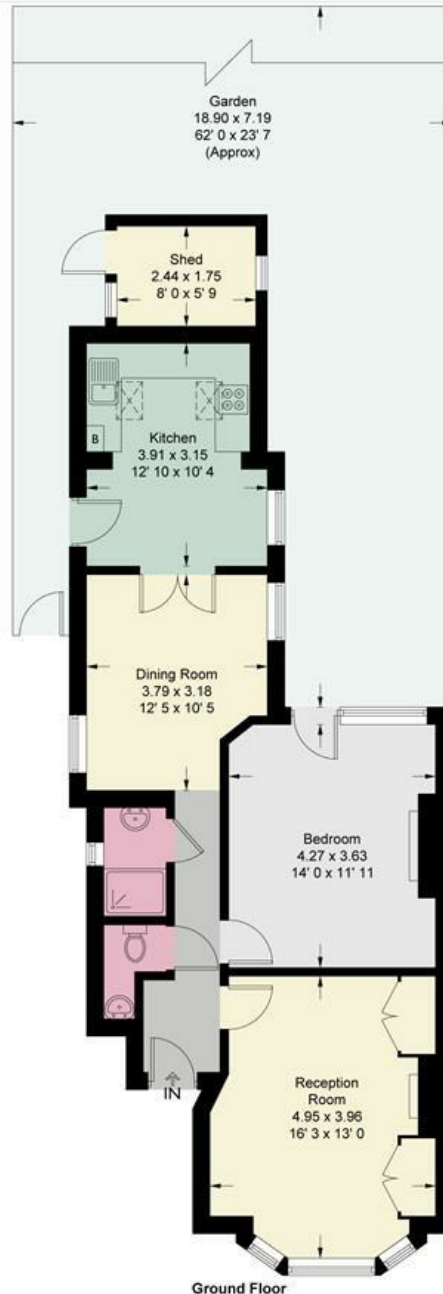
Approximate Gross Internal Area = 731 sq ft / 67.9 sq m

Shed = 46 sq ft / 4.3 sq m

Total = 777 sq ft / 72.2 sq m



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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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

