



JAMES  
ANDERSON



## TO LET

17 Sheen Lane, Mortlake, SW14

## £1,700 Per Month

Per Month

A stunning one-bedroom maisonette which has been decorated throughout offering over 500 sqft of living space and new carpets. Situated within 150 meters from of Mortlake Station (25 mins to Waterloo), only 0.3 miles from East Sheen Town Centre with its array of shops, cafes and restaurants and a short stroll from the River Thames. The property comprises living room leading to a modern fitted kitchen with appliances and breakfast bar, double bedroom and en-suite bathroom with a three-piece suite including shower over the bath. The apartment further benefits from storage space in the hallway and under floor heating.



One Double Bedroom



Modern Bathroom



Unfurnished



Stylish Kitchen



EPC C | Council Tax C | Deposit £1961.53



Close to Mortlake Station



Thomson House Primary School



Ground Floor Apartment



New Carpets/Newly Decorated

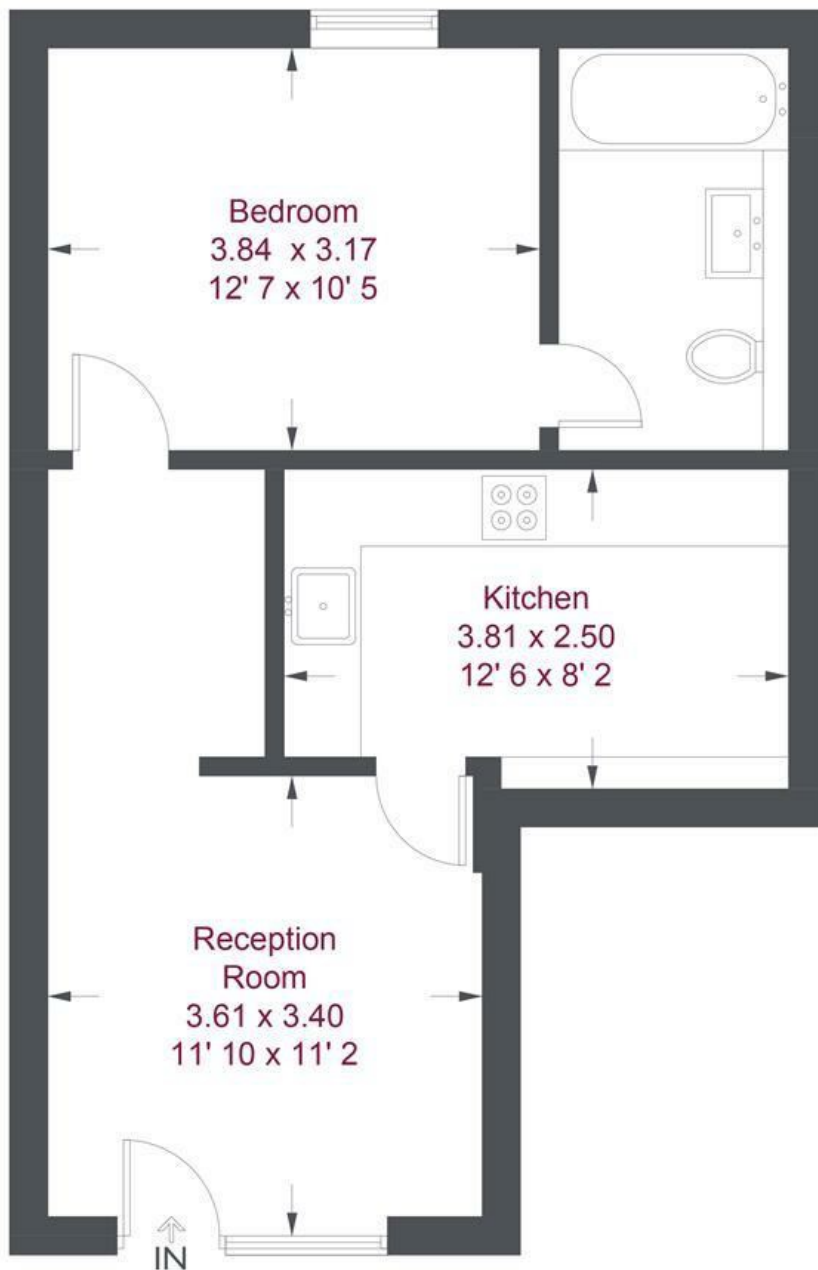


Minimum Term 12 Months | Holding Deposit £392.30



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

0208 876 6611



**Ground Floor**

**Lambourn House**

Approximate Gross Internal Area = 504 sq ft / 46.8 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
<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 CO<sub>2</sub> 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>		
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