



**JAMES
ANDERSON**



TO LET

Derby Road, East Sheen, SW14

£1,800 Per Month

Per Month

Modern two bedroom apartment with a GARAGE, on the parkside of East Sheen. This second floor flat benefits from a spacious reception room with large double glazed windows offering lovely views and an abundance of light, fully fitted contemporary kitchen with integrated appliances, modern bathroom suite with shower over bath, and two very good sized double bedrooms. Tenant's also have access to a private garage for storage. The property has been repainted and recarpeted throughout. Park Sheen is situated a short walk from Sheen Mount Primary School, and conveniently close to Richmond Park, Richmond town centre with its array of shops and Mortlake Station which provides easy access into central London.



Two Bedrooms



Modern Bathroom



Unfurnished



Modern Kitchen



EPC D/Council Tax Band D/Holding Deposit £415.38



North Sheen Station



Sheen Mount Primary



Close to Richmond Park



Private Garage



Minimum Term 12 Months/Deposit £2076.92





Second 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		

