



**JAMES
ANDERSON**



TO LET

Sheen Lane, East Sheen, SW14

£1,500 Per Month

Per Month

A wonderful split level apartment which has been refurbished throughout. The spacious entrance hall leads to a large living room with high ceilings, modern bathroom, stunning kitchen/diner and double bedroom with built-in wardrobes. In addition, there are several storage cupboards and double glazed sash windows. Sheen Lane is perfectly situated for Mortlake station, Richmond Park and easy access into Putney and Richmond. This property is available to rent on a furnished basis.



One Double Bedroom



Stylish Bathroom



Furnished



Eat-In Kitchen



EPC C/Council Tax Band B/Holding Deposit £346.15



Mortlake Station



Thomson House School



Central East Sheen



Close to Richmond Park



Deposit £1730.76/Minimum Term 12 Months



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

0208 876 6611



= Reduced headroom below 1.5m / 5'0"



First Floor
38 sq ft / 3.5 sq m

Second Floor
530 sq ft / 49.3 sq m
(Including Reduced Headroom)

Sheen Lane

Approximate Gross Internal Area = 485 sq ft / 45.1 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 83 sq ft / 7.7 sq m

Total = 568 sq ft / 52.8 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) 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	78	78

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	87	87

