



**JAMES
ANDERSON**



TO LET

£2,300 Per Month

St. Leonards Court, East Sheen, SW14

Per Month

Bright and spacious apartment on the first floor of a popular development. There are three good sized bedrooms, very large reception room, modern fitted kitchen with dishwasher and built-in appliances and a bathroom with shower over bath. Further benefits include double glazed windows, and recently fitted carpets. The property has been decorated neutrally with new flooring in the kitchen and bathroom. Mortlake Station and Thomson House School are within easy reach, as well as Richmond Park and the amenities of East Sheen. Available by separate negotiation is a private garage.



Three Bedrooms



Modern Bathroom



Unfurnished



Fully Fitted Kitchen



EPC D | Council Tax Band D | Holding Deposit £600



Mortlake Station



Thomson House School



Close to Central East Sheen



Close to Richmond Park

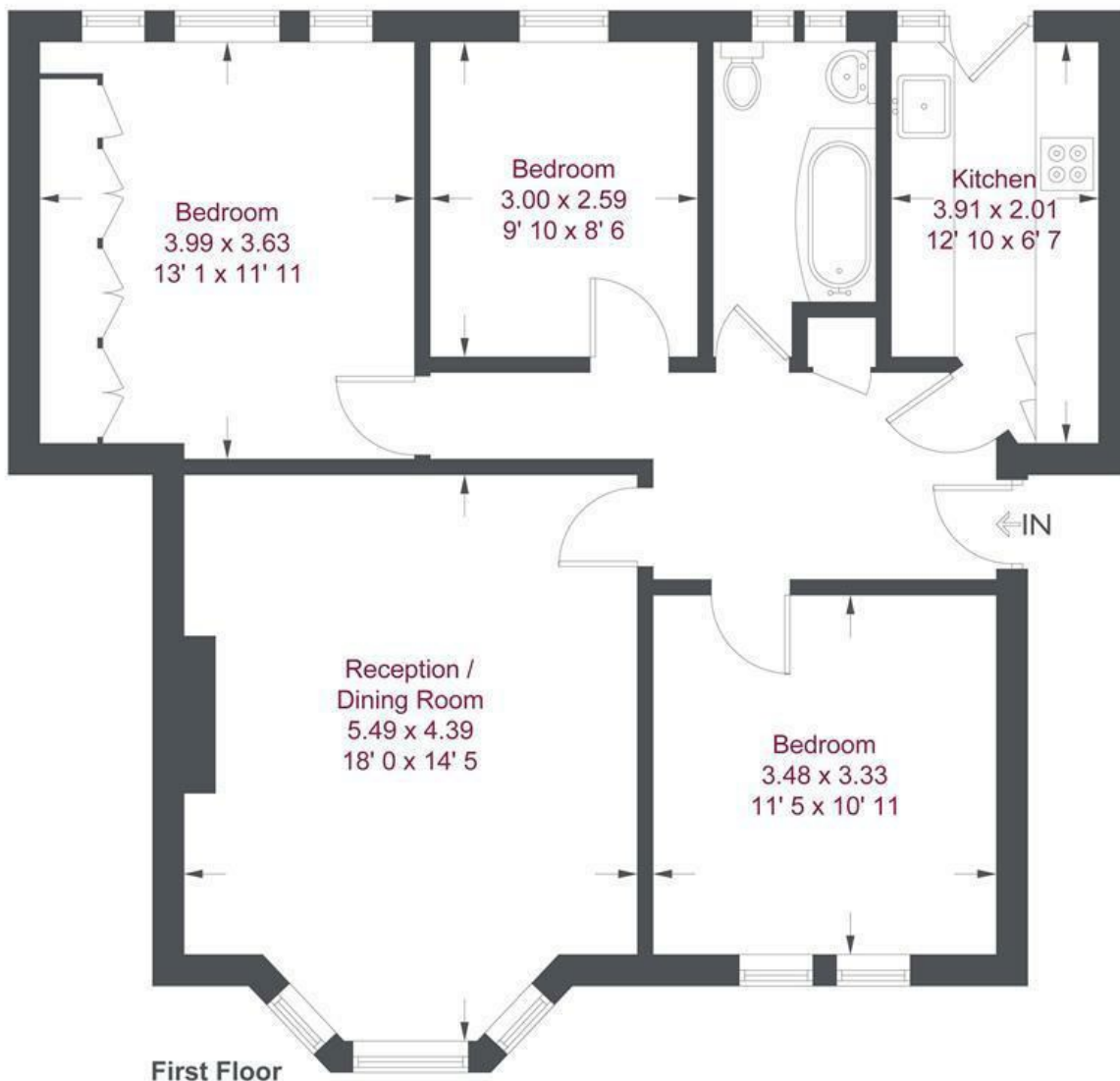


Deposit Required £3000 | Minimum Term 12 Months



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


0208 876 6611



St. Leonards Court

Approximate Gross Internal Area = 871 sq ft / 80.9 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 	

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 