



**JAMES
ANDERSON**



TO LET

£2,000 Per Month

Upper Richmond Road West, East Sheen, SW14

Per Month

This bright and welcoming home offers two double bedrooms, a fully fitted modern kitchen with excellent storage, a good size reception room with dining area and modern bathroom with shower over bath. In addition the property has a very good natural light throughout and useful space within the hallway that can be used for further storage or study area. Located on the Upper Richmond Road West, the flat is conveniently situated for access to East Sheen, Barnes, Mortlake and Putney. Supermarkets, bars, restaurants and shopping are all moments away as is Richmond Park, Palewell Common and the River Thames. East Sheen Primary, Thomson House and St. Mary Magdalen schools are near to the property. Local transport is excellent with Mortlake Station (24 mins to Waterloo) and Barnes (21 mins to Waterloo) nearby and is well served by a number of bus services.



Two Double Bedrooms



One Bathroom



Unfurnished



Modern Kitchen



EPC C | Council Tax Band C | Holding Deposit £461.53



Close to Mortlake Station



East Sheen Primary School



Near Richmond Park



Large Dining Area



Deposit £2307.69 | Minimum Term 12 Months

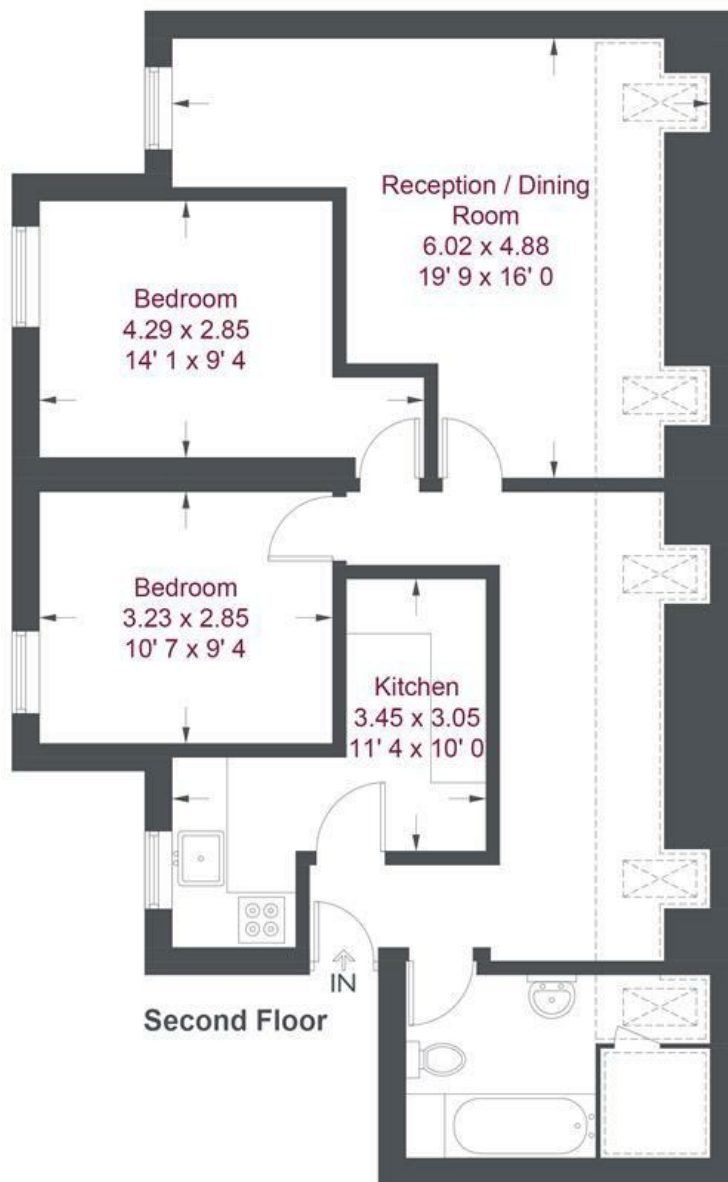


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



 = Reduced headroom below 1.5m / 5'0




Upper Richmond Road West


Approximate Gross Internal Area = 715 sq ft / 66.4 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 114 sq ft / 10.6 sq m

Total = 829 sq ft / 77 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 |
|---|-------------------------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

