



**JAMES  
ANDERSON**



## TO LET

**£2,000 Per Month**

Upper Richmond Road West, East Sheen, SW14

Per Month

Located centrally in East Sheen, this large apartment has two double bedrooms, a spacious reception room and a large eat in kitchen / dining room. The bathroom has a bath, WC and a separate shower cubicle. The property is ideally situated for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars and coffee shops. The outstanding Sheen Mount Primary School is within 0.3 miles. Whilst Mortlake Station which provides direct access to Central London, the River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are all approximately 0.6 miles away.



Two Bedrooms



One Bathroom



Furnished



Open Plan Kitchen / Dining



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



Close to Mortlake Station



Thomson House Primary School



Centrally Located



Double Glazing



Deposit £2307.69 | Minimum Term 12 Months



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

0208 876 6611

# Upper Richmond Road, West, SW14

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 453074)

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	62	67

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>			
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