



**JAMES
ANDERSON**



TO LET

Sheen Gate Gardens, East Sheen, SW14

£1,750 Per Month

Per Month

A modern top floor apartment in a well secured block on the Parkside of East Sheen. The accommodation is spacious throughout and comprises large entrance hallway, light and spacious reception room, fully fitted kitchen with appliances, one double bedroom and contemporary bathroom. Park Court benefits from a lift to all floors and is conveniently located close to the excellent shops and wine bars of East Sheen High Street. Direct trains run from Mortlake Mainline Station to Central London whilst there is a frequent local bus service, providing passage to the surrounding centres of Richmond and Putney with their underground stations.



One Bedroom Apartment



Modern Bathroom



Unfurnished



Open Plan Kitchen / Living



EPC D | Council Tax Band D | Deposit £2019.23



Mortlake Station



Sheen Mount Primary



Close to Richmond Park



Top Floor With Lift



Holding Deposit £403.84 | Minimum Term 12 Months



Park Court

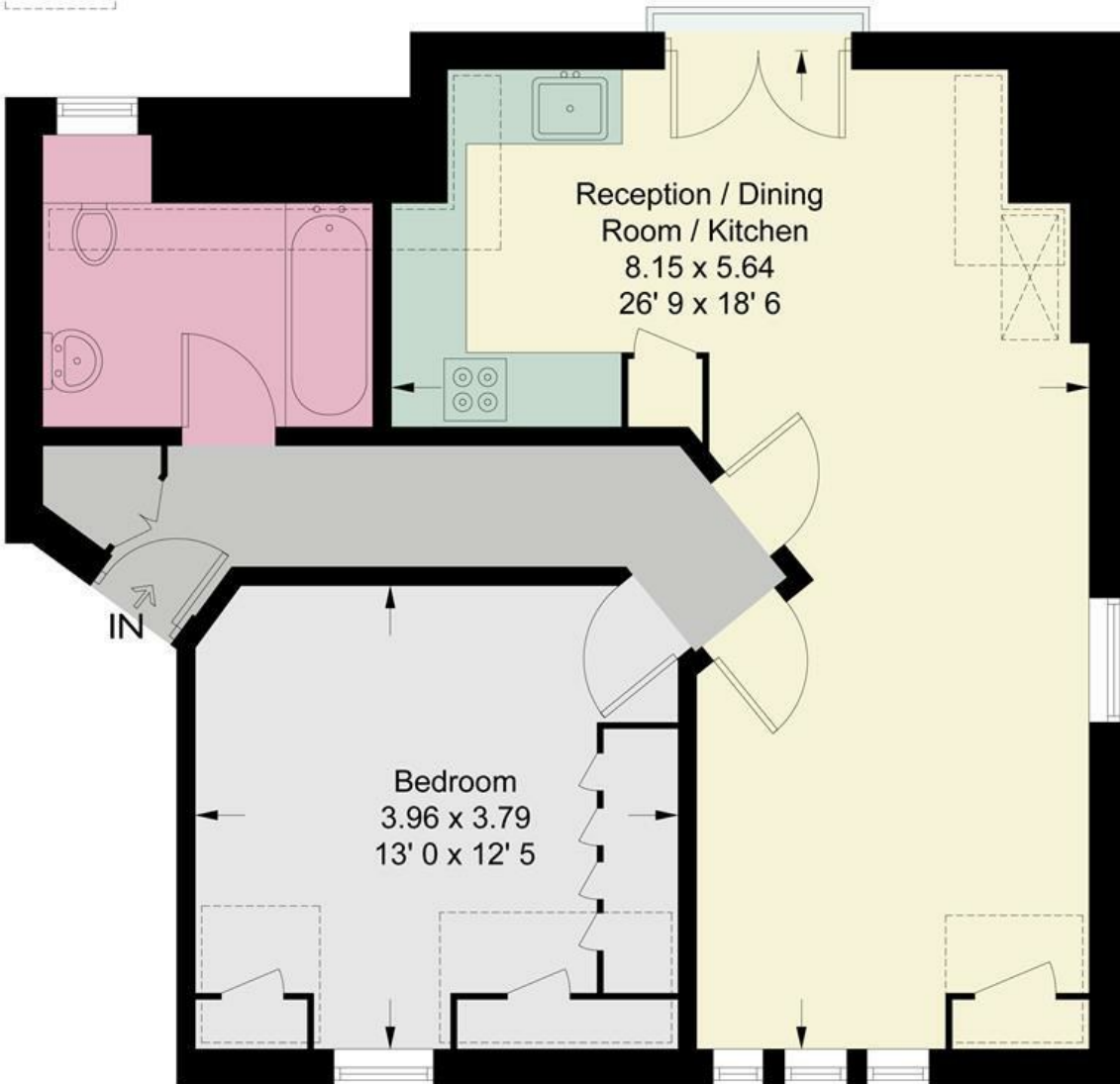
Approximate Gross Internal Area = 594 sq ft / 55.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 72 sq ft / 6.7 sq m
 Total = 666 sq ft / 61.9 sq m



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= Reduced headroom below 1.5m / 5'0



Third 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	74	79

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		

