



JAMES  
ANDERSON



## TO LET

**£2,000 Per Month**

Sheen Gate Gardens, East Sheen, SW14

Per Month

A delightful second floor purpose built apartment situated in the popular Parkside area of East Sheen only a short distance from Mortlake Station. The property comprises large entrance hall, reception room, fitted kitchen with appliances, two double bedrooms and a modern bathroom with separate shower. Additional benefits include lift access to all floor and storage. Park Court 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. Richmond Park with its many acres of scrub land and deer is within half a mile.



Two Double Bedrooms



One Bathroom



Unfurnished



Fitted Kitchen



EPC C | Council Tax Band E | Deposit £2307.69



Mortlake Station



Sheen Mount Primary School



Richmond Park Nearby



Second Floor Apartment



Holding Deposit £461.53 | Minimum Term 12 Months



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

0208 876 6611



**Second Floor**

**Park Court**

Approximate Gross Internal Area = 700 sq ft / 65 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
<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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

