



**JAMES
ANDERSON**



TO LET

Shalstone Road, East Sheen, SW14

£2,200 Per Month

Per Month

A stunning split-level two bedroom, two bathroom, apartment presented in excellent condition close to Mortlake station, outstanding-rated primary schools and Richmond Park. This bright and spacious home is accessed via its own front door and has accommodation arranged to provide entrance hallway, a modern kitchen / dining room that is open plan to the living area, two good sized bedrooms, two modern bathrooms (one en-suite) and ample storage built into the eaves. There is also a private terraced area and bike store to the front of the property.



Two Bedrooms



Two Bathrooms



Unfurnished



Open Plan Living Room



EPC E | Council Tax D | Holding Deposit £530.76



Mortlake Station



Sheen Mount Primary/Holy Trinity



Residential Location



Split Level Apartment with Terrace



Deposit £2538.46 | Minimum Term 12 Months



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

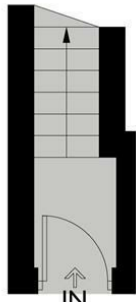
0208 876 6611

Shalstone Road

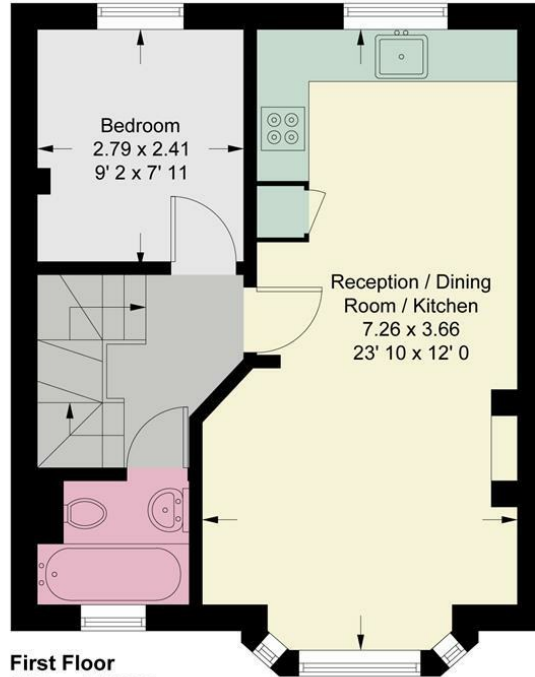
Approximate Gross Internal Area = 689 sq ft / 64 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 97 sq ft / 9 sq m
 Total = 786 sq ft / 73 sq m



Ground Floor

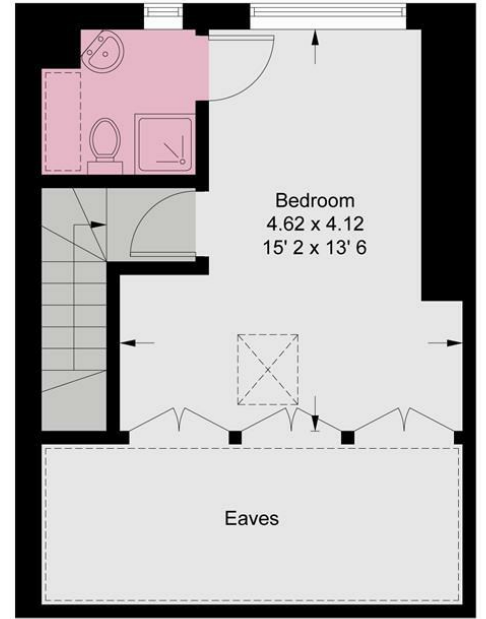


Ground Floor
28 sq ft / 2.6 sq m



First Floor
418 sq ft / 38.8 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
340 sq ft / 31.6 sq m
(Including Reduced Headroom / Eaves)

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		55	66
(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		

