



**JAMES
ANDERSON**



TO LET

£2,000 Per Month

Upper Richmond Road West, East Sheen, SW14

Per Month

A stunning split level apartment with a private terrace in East Sheen. This well proportioned property benefits from generous sized rooms and great access to local shops and transport. The first floor offers two generous double bedrooms, a great size bathroom and spacious terrace off the principal bedroom. On the second floor there's a fantastic living room open plan to a beautiful fully equipped kitchen and a Juliet balcony allowing plenty of natural light. The property is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide passage to the larger surrounding areas of Hammersmith, Putney and Richmond while Richmond Park is also nearby.



Two Double Bedrooms



One Bathroom



Open Plan Reception Room



Modern Kitchen



EPC D | Council Tax D | Holding Deposit £484.61



Close To Mortlake Station



East Sheen Primary School



Central East Sheen Location



Private Roof Terrace



Deposit £2423.07 | Minimum Term 12 Months

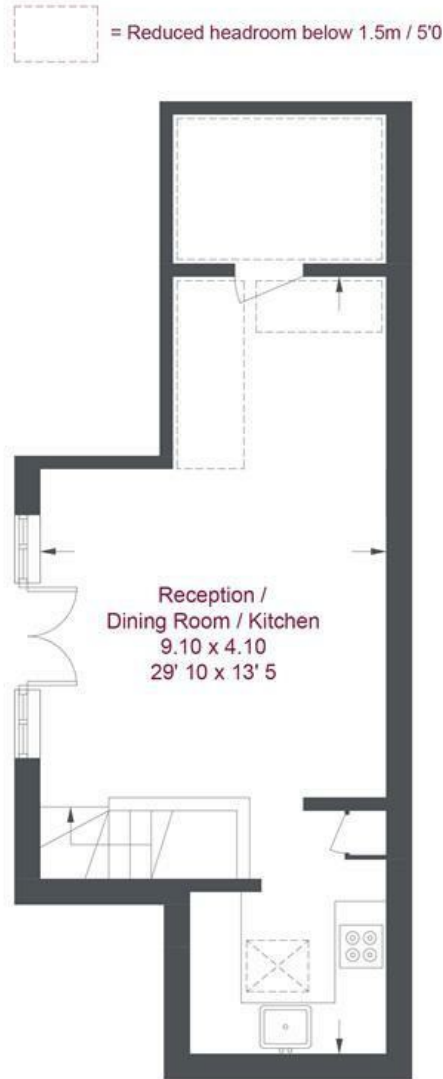


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



First Floor
399 sq ft / 37.1 sq m
(Including Reduced Headroom)



Second Floor
386 sq ft / 35.9 sq m
(Including Reduced Headroom)

Upper Richmond Road West

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 77 sq ft / 7.2 sq m
Total = 785 sq ft / 73 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	73
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			
		64	74
England & Wales	EU Directive 2002/91/EC		

