



**JAMES
ANDERSON**



TO LET

Upper Richmond Road West, London, SW14

£950 PCM

PCM

A studio apartment with ALL BILLS INCLUDED in a central East Sheen location for a single occupant only. The property benefits from private kitchenette and shower, double glazing, part furnished and in good order throughout. The toilet is separate to the flat, however private to this apartment. Conveniently located on the Upper Richmond Road, this apartment is ideally located for all the shops, bars and restaurants East Sheen has to offer. Transport links include Barnes and Mortlake train stations and easy access to both Richmond Park and the A3. The Landlord would like a single occupant only.



Studio Flat



Walk In Shower



Part-Furnished



Built In Kitchen



EPC E | Council Tax Included | Holding Deposit £242.30



Mortlake Station



Excellent Transport Links



Richmond Park Nearby



Bills & Council Tax Included



Deposit Required £1,096.15 / Minimum Term 12 Months




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

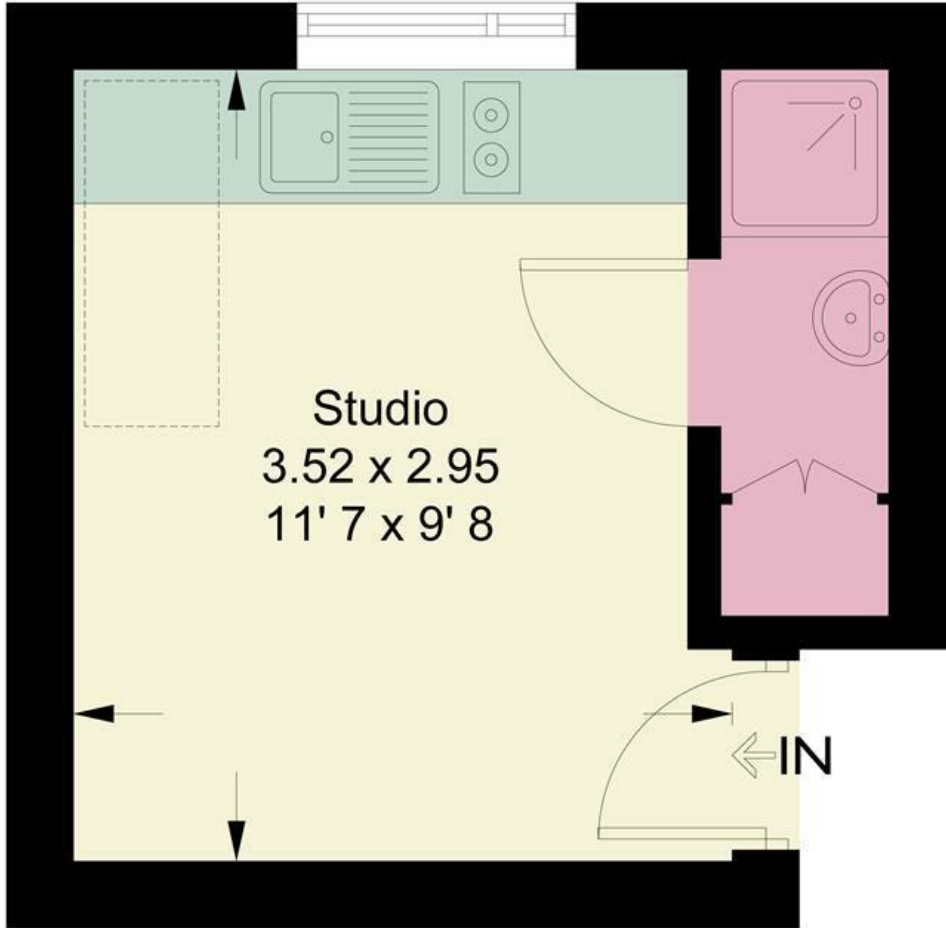
0208 876 6611

Sheen Studios

Approximate Gross Internal Area = 123 sq ft / 11.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 132 sq ft / 12.3 sq m




 = Reduced headroom below 1.5m / 5'0



Second 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	