



**JAMES
ANDERSON**



TO LET

Sheen Lane, East Sheen, SW14

£1,800 Per Month

Per Month

Modern city living at its best. This unique home has a good sized reception room leading onto a modern fully equipped kitchen with integrated appliances. The kitchen is immersed in lots of natural light from the large bi-folding doors leading the courtyard. The property also benefits from a good sized bathroom and a spacious double bedroom with cupboard space. This house has been finished to a high standard throughout with attention to detail clearly shown. This home is within close proximity to East Sheen town centre with its array of shops, cafes and restaurants and moments from Mortlake train station (24 minutes to Waterloo).



One Double Bedroom



Modern Bathroom



Unfurnished



Bright Open Plan Kitchen



EPC C | Council Tax C | Holding Deposit £415.38



500ft from Mortlake Station



Close to Thomson House



Richmond Park and River Thames Close By



Bi-Folding Doors to Courtyard

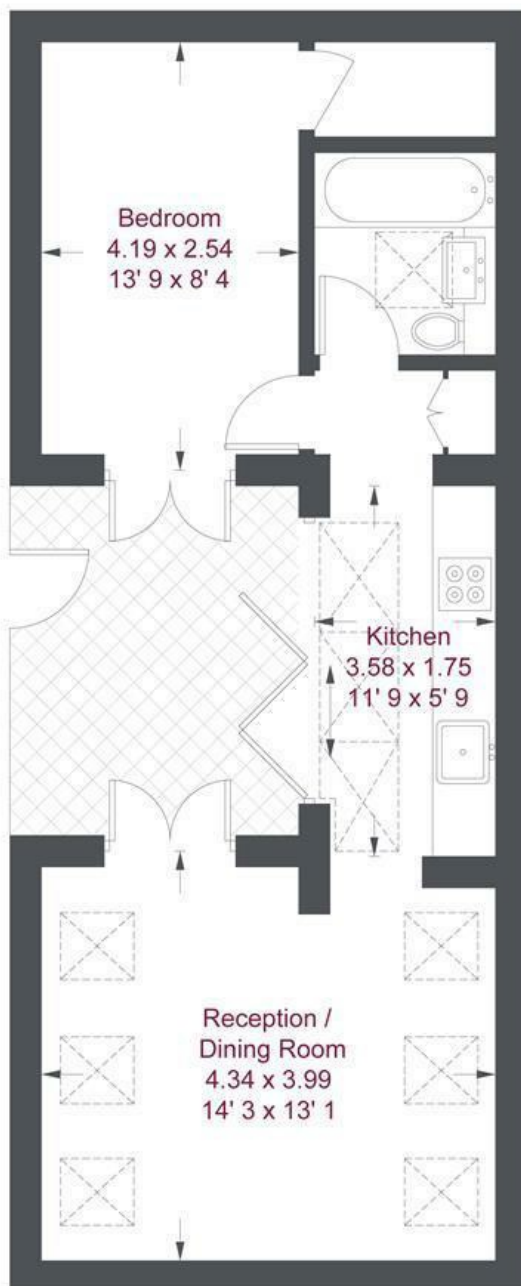


Minimum Term 12 Months | Deposit Required £2,076.92



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

0208 876 6611



Ground Floor

Sheen Lane

Approximate Gross Internal Area = 446 sq ft / 41.4 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 | | | 93 |
| (81-91) B | | 76 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 79 | |
| (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 | |

