



**JAMES  
ANDERSON**



## TO LET

5 Palewell Park, East Sheen, SW14

## £2,600 Per Month

Per Month

Fantastic two bedroom ground floor garden flat. This property offers a spacious open plan kitchen/living space, two good sized bedrooms and a modern shower room. To the rear is a large private garden and patio area. Palewell Park is a beautiful road in Parkside East Sheen, a short walk from Mortlake station. East Sheen Primary School and Richmond Park are also within easy reach.



Two Double Bedrooms



Modern Bathroom



Unfurnished



Open Plan Kitchen/Living



EPC | Council Tax D | Minimum Term 12 Months



Mortlake Station



East Sheen Primary School



Parkside Location



Private Garden



Deposit £3000 | Holding Deposit £



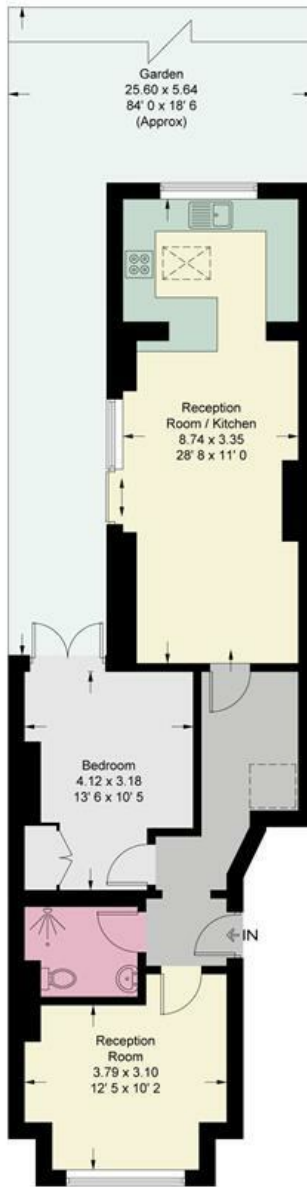
# Palewell Park

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 737 sq ft / 68.5 sq m



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= Reduced headroom below 1.5m / 5'0"



Ground 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) <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	

