



**JAMES  
ANDERSON**



# TO LET

Elm Road, East Sheen, SW14

# £2,250 Per Month

Per Month

Two bedroom ground floor flat with a large private garden. This home provides an open plan living area with dining space leading to a fully fitted kitchen. The principal bedroom has high ceilings, built in wardrobes and an en-suite shower room. There is a second double bedroom and separate family bathroom with bathtub. To the rear is a decked area and very private mature lawned garden with shed storage. Furthermore the property is semi-detached allowing side access to the garden for bicycles. Elm Road is a few minutes' walk from Mortlake Station (23 minutes to Waterloo) and the shopping, cafes and restaurants of East Sheen, making it a popular and sought after location.



Two Bedrooms



Two Bathrooms



Large Reception Room



Fully Fitted Kitchen



EPC D | Council Tax E | Holding Deposit £519.23



Mortlake Station



Excellent Local Schools



Great Transport Links



Private Garden with Decking | Ground Floor Apartment



Deposit £2596.15 | Minimum Terms 12 Months



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

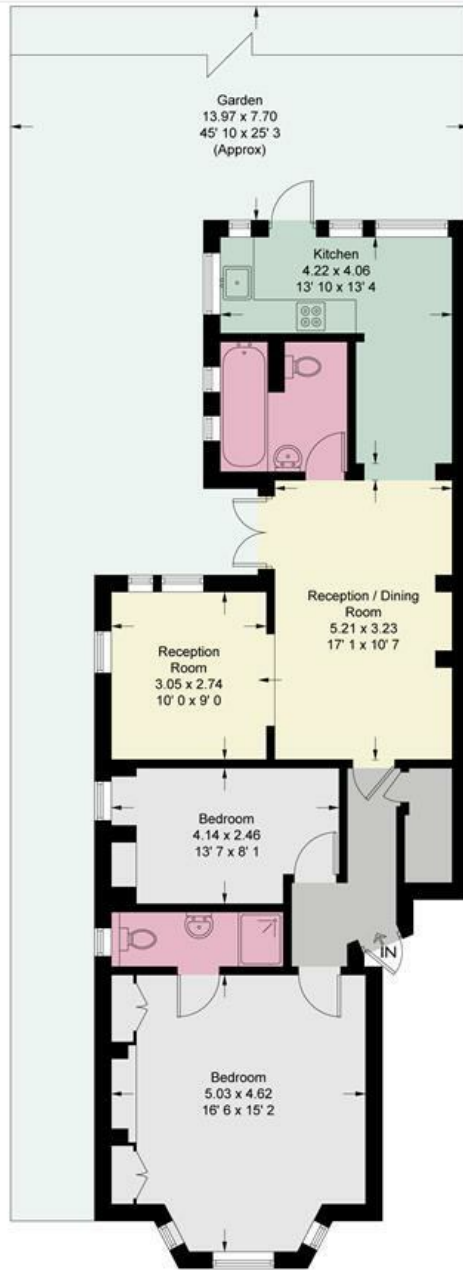
0208 876 6611

# Elm Road

Approximate Gross Internal Area = 941 sq ft / 87.4 sq m



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First 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<br>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>   |                            |           |
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