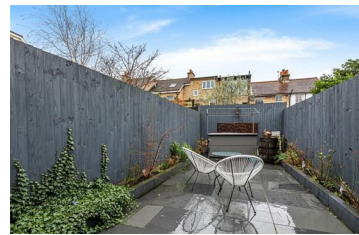




**JAMES  
ANDERSON**



## TO LET

Derby Road, East Sheen, SW14

## £3,500 Per Month

Per Month

Stunning three bedroom terraced house situated on Derby Road in East Sheen. The ground floor offers a fantastic reception room with wooden floors, leading to the fully fitted eat-in kitchen with bi-folding doors out to the private easy to maintain garden. Upstairs there are three good sized bedrooms and two modern bath/shower rooms. Derby Road is a short distance from Sheen Mount Primary School, as well as a short walk from all of the amenities of East Sheen. Mortlake Station (23 minutes into Waterloo) and North Sheen Station also offer easy access into Richmond (2 minutes) with an array of shops and restaurants.



Three Bedrooms



Two Bathrooms



Large Reception



Eat-In Kitchen



EPC C | Council Tax E | Minimum Term 12 Months



North Sheen Station



Sheen Mount Primary School



Close to Richmond Park



Part Furnished

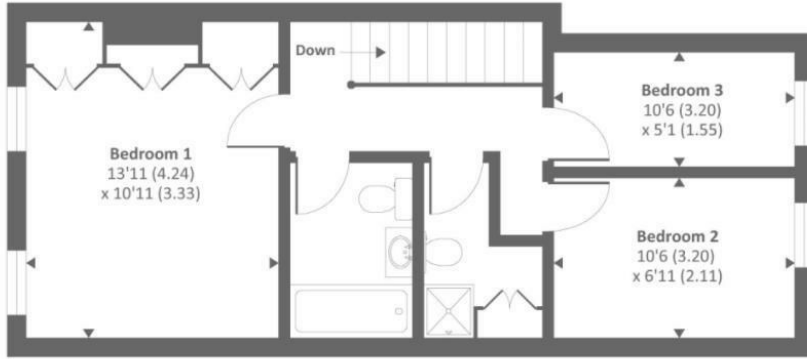


Deposit £4038.46 | Holding Deposit £807.69

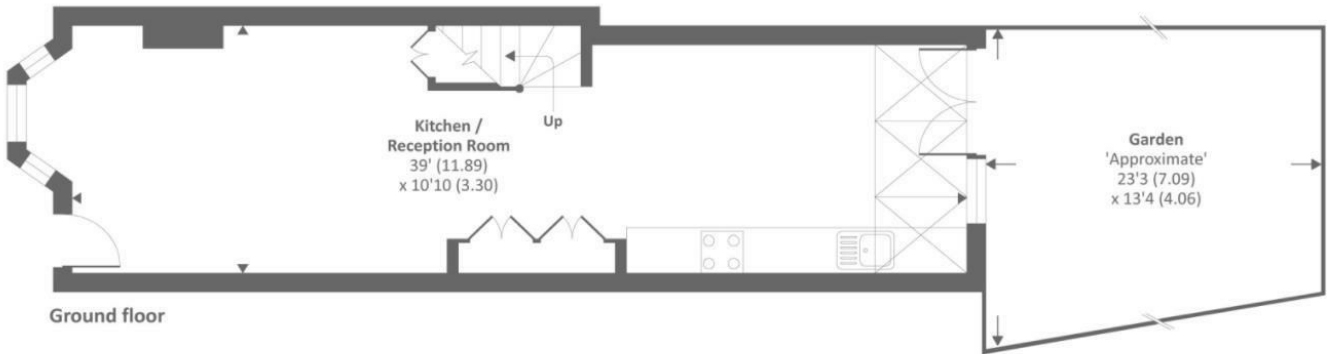


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



First floor



Ground floor

Approx. gross internal floor area 865 SQFT / 80.3 SQM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

