



**JAMES
ANDERSON**



TO LET

Sheen Gate Gardens, East Sheen, SW14

£1,750 Per Month

Per Month

A beautifully presented spacious one double bedroom period first floor apartment with off street parking in Parkside East Sheen. This stunning home offers an abundance of natural light and period charm with accommodation arranged to provide a large entrance hallway, one large double bedroom with built in wardrobes, a south facing reception room, kitchen and bathroom. This property benefits from striking period features including high ceilings and beautiful large windows. There is also an allocated off street parking space. Sheen Gate Gardens is a short walk from Sheen Common and Richmond Park, London's largest Royal Park with 2,500 acres of recreational parkland. The property is also within a few minutes' walking distance of East Sheen's extensive High Street and is extremely well-served by public transport links including Mortlake station with frequent services to Waterloo (23 minutes).

-  One Large Double Bedroom
-  One Bathroom
-  South Facing Reception Room
-  Kitchen With Appliances
-  Holding Deposit £403.84 | EPC | Council Tax D
-  Mortlake Train Station
-  Period Conversion Apartment
-  Parkside Location
-  Residents Off Street Parking
-  Deposit £2019.23 | Minimum Term 12 Months



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

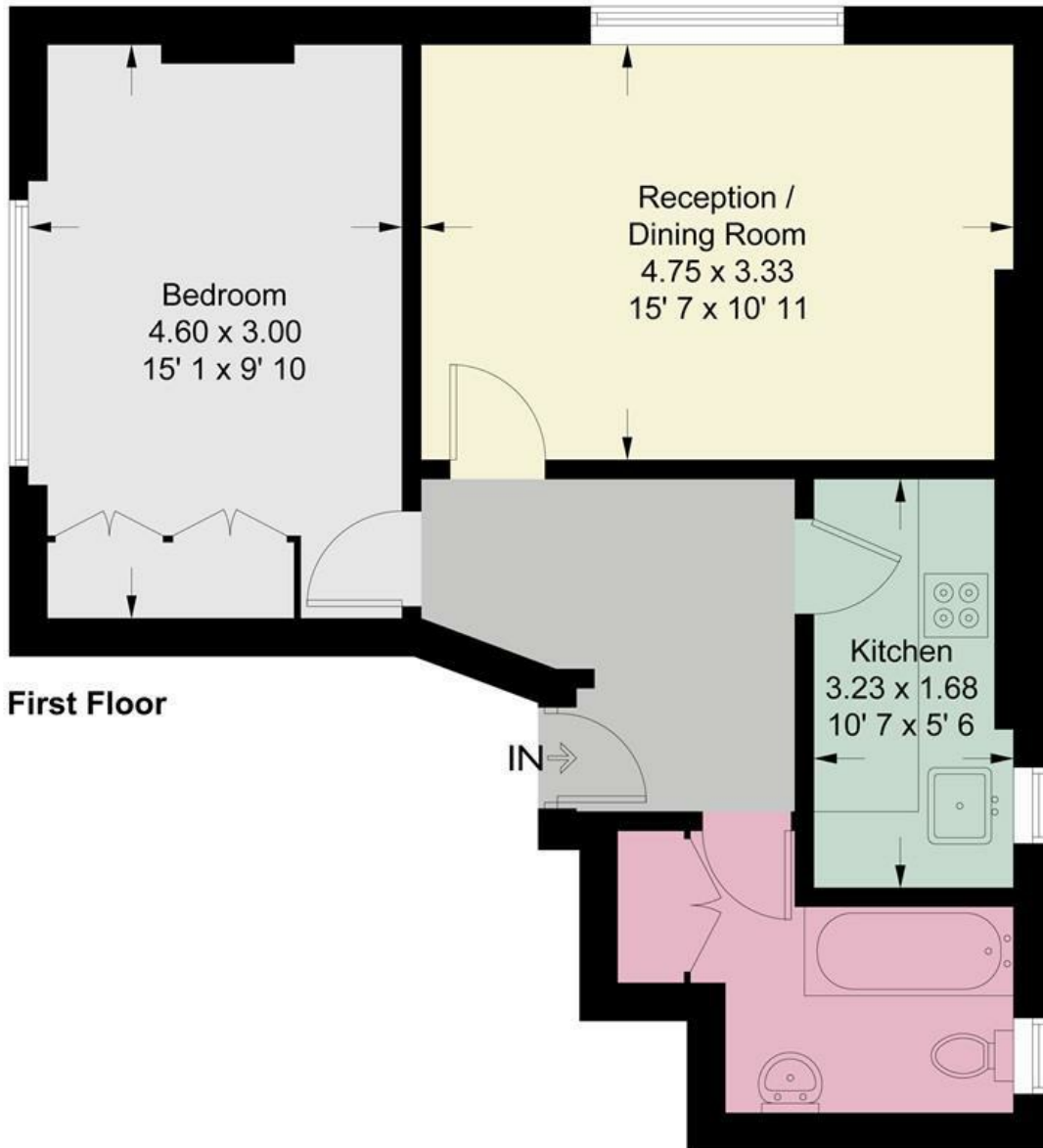
0208 876 6611

Parkside Lodge

Approximate Gross Internal Area = 523 sq ft / 48.6 sq m



**JAMES
ANDERSON**



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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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 | |

