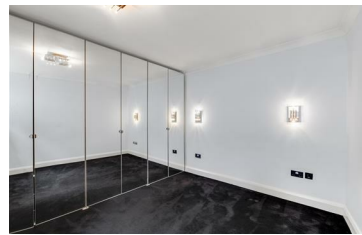




**JAMES  
ANDERSON**



## TO LET

Sheen Lane, East Sheen, SW14

## £3,000 Per Month

Per Month

A unique and recently developed three bedroom townhouse conveniently positioned on Sheen Lane, East Sheen. This fantastic property is arranged over three floors and comprises three spacious double bedrooms, modern family bathroom, large reception room, fully fitted separate kitchen, downstairs guest toilet and a fantastic roof terrace. Further benefits include gas central heating, high spec throughout, double glazing and rare off street parking. Sheen Lane is just a short walk to Mortlake Station (22 minutes to London Waterloo) and all the shops, bars and restaurants East Sheen has to offer.



Three Double Bedrooms



Two Bathrooms



Recently Developed Townhouse



Modern Kitchen



EPC C | Council Tax E | Holding Deposit £692.30



Fully Fitted Kitchen



Great Transport Links



Roof Terrace



Off Street Parking



Deposit £3461.53 | Minimum Term 12 Months



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

0208 876 6611



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
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>80</b>

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	<b>78</b>	<b>78</b>

