



JAMES  
ANDERSON



## TO LET

Sheen Lane, East Sheen, SW14

**£2,100 Per Month**

Per Month

A spacious two bedroom apartment situated just seconds away from both Mortlake station and Thomson House Primary School. This flat benefits from a large lounge, a separate kitchen with fitted appliances, a modern bathroom and main double bedroom with good storage. There is also a second bedroom and the flat is located opposite Mortlake Green which offers plenty of green space and a children's playground. The amenities of East Sheen and Barnes are within walking distance, as well as bus and road routes into and out of London.



Two Bedrooms



Modern Bathroom



Spacious Reception



Fully Fitted Kitchen



EPC C | Council Tax C



Mortlake Station



Thomson House Primary



Excellent Location Close to Amenities



Opposite Mortlake Green



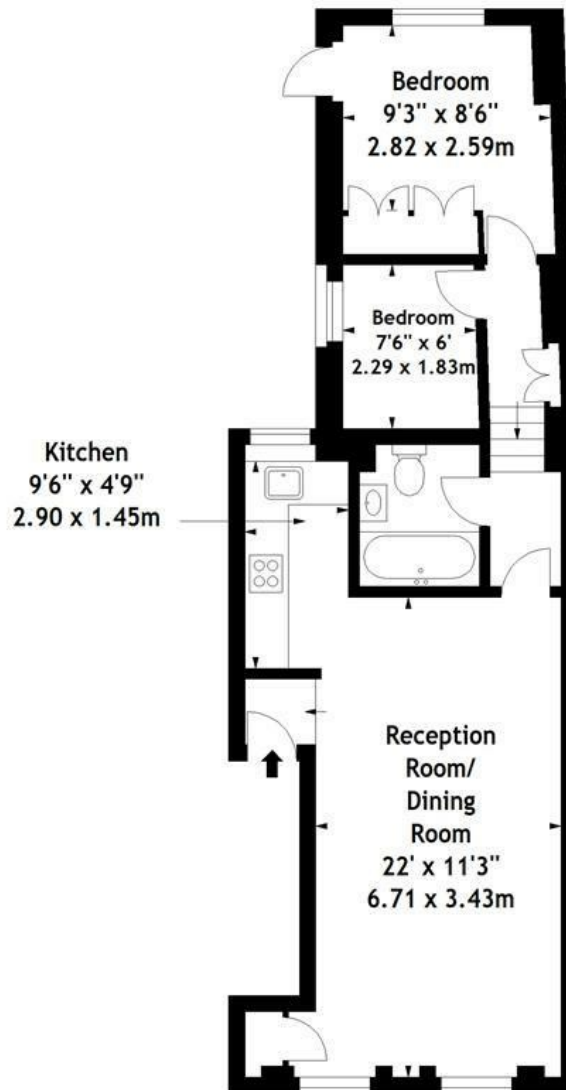
Deposit £2,423.07 | Holding Deposit £484.61



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

0208 876 6611

Sheen Lane, SW14  
 Approx. Gross Internal Area  
 558 Sq Ft - 51.84 Sq M



Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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| 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>                            | 71                                                                                                            | 78        |
| (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  |           |

