



9 Merricks Court, 71 Temple Sheen Road East Sheen, SW14 7RS

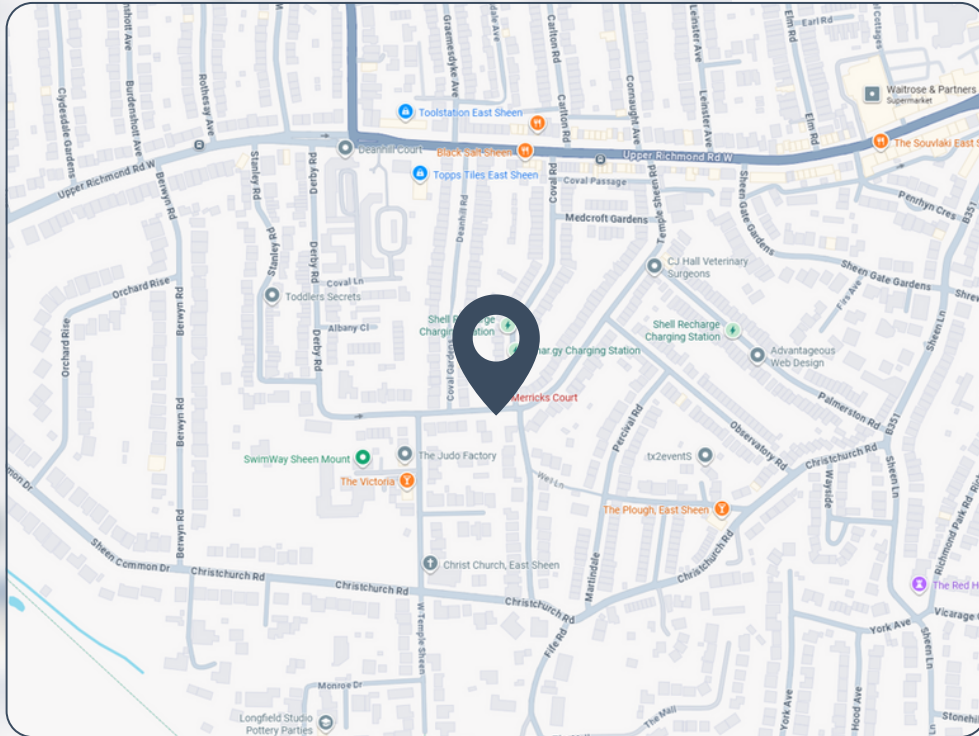
Asking Price: £2,200 PCM Unfurnished

Local Authority: Richmond Borough Council

Council Tax Band: D £2372.07 PA (2025-2026)

EPC Band : C

Location



Tucked away in the heart of East Sheen, Merricks Court offers a peaceful pocket of SW14 living with all the charm of a close-knit community and the convenience of city life.

This quiet, well-maintained development is known for its leafy surroundings, friendly neighbours, and easy access to everything that makes East Sheen so desirable. Just moments from the independent shops and cafés of Sheen, and a short stroll to the open spaces of Richmond Park, Merricks Court strikes the perfect balance between suburban calm and urban connectivity.

There are excellent transport links (Mortlake Station is nearby) and proximity to outstanding schools including including Sheen Mount and East Sheen Primary as well as Tower House and other excellent schools, making it an ideal location for children of all ages. For commuters, East Sheen offers convenient access to London via nearby Mortlake station and excellent bus services, ensuring easy travel to central London and beyond.

The lush greenery of Richmond Park and the charming shops and cafés of East Sheen add to the area's appeal, making it a perfect place to call home.

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Summary

- Modern 2 double bedroom apartment situated on the 2nd (top) floor.
- Quiet location close to Richmond Park and Sheen Mount Primary School
- Large living room with balcony
- Modern kitchen with dishwasher
- Utility cupboard with dryer and seperate washing machine
- Bathroom with shower over the bath
- Good sized storage cupboard on the external communal landing
- Wooden floors throughout
- Communal gardens
- Private garage
- Available now
- 677 sq ft
- EPC Band C
- *Please note that there is no lift at this property*

The Property

Set in a quiet and well-maintained development, this two-bedroom apartment is ideally located between the vibrant shops and amenities of East Sheen and the open green spaces of Richmond Park.

The property offers a bright and spacious layout, featuring a modern fitted kitchen, a generous reception room with access to a private balcony, two double bedrooms with storage, and a stylish contemporary bathroom.

Additional benefits include:

- Double glazing throughout
- Gas central heating
- Well-kept communal gardens
- A large shared storage cupboard, perfect for bikes
- Private garage

Mortlake Station is just a 10-minute walk away, offering direct connections into Central London, and the property falls within the catchment area for the highly regarded Sheen Mount Primary School.

This apartment combines comfort, convenience, and location.

THE AREA

You'd be hard pressed to find another community like East Sheen. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, great pubs such as The Plough and The Hare and Hounds, and the lots of local independent restaurants and quirky retail shops.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (Richmond Park and the River Thames), local Farmer's Markets and being sandwiched between fabulous Barnes and Richmond, you'll be thoroughly occupied and fulfilled at weekends. The A316 allows fast access to the M3, M4, M25 and beyond.

Close to Mortlake Station (fastest train is approx. twenty minutes to Waterloo), this is a superb family home in one of the most sought-after areas of South-West London.

Excellent schools, both state and private, are another huge bonus of living in the area and include Thomson House (Outstanding), East Sheen Primary (Outstanding), Tower House (Private) and The Harrodian (Private) to name but a few.

Merricks Court, London, SW14

Approximate Gross Internal Area = 63.0 sq m / 677 sq ft

Garage / Store = 16.5 sq m / 178 sq ft

Total = 79.5 sq m / 855 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Make Yourself at Home

We are fortunate to work in the property market of South West London, offering beautiful homes in charming village-like areas such as East Sheen, Barnes, Richmond, Mortlake and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

020 8876 2222

hello@village-properties.co.uk

