



**JAMES  
ANDERSON**













# TO LET

**£2,100 Per Month**

Upper Richmond Road West, East Sheen, SW14

Per Month

A bright and spacious two bedroom apartment in the heart of East Sheen which offers excellent access to Mortlake Station (25 mins to Waterloo), Richmond Park and all the local shopping and amenities. This home includes a modern eat in kitchen with ample storage and appliances including a dishwasher, bathroom with shower cubicle, an additional cloakroom and a generous reception room providing good living and dining space. The property has further storage in the hallway and bedrooms and also benefits from being accessible from the rear. This attractive apartment offers great space, a convenient location and wooden floors.

-  Two Bedrooms
-  Modern Shower Room | Second WC
-  Bright Reception
-  Eat In Kitchen
-  EPC D | Council Tax C | Holding Deposit £484.61
-  Close to Mortlake Station
-  Thomson House Primary School
-  Central East Sheen
-  Shared Use of Garden
-  Deposit £2423.07 | Minimum Term 12 Months



# Upper Richmond Road West

Approximate Gross Internal Area = 813 sq ft / 75.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 817 sq ft / 75.9 sq m



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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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

