



**JAMES  
ANDERSON**



## TO LET

Sheen Gate Gardens, East Sheen, SW14

## £2,300 Per Month

Per Month

Stunning ground floor flat with two double bedrooms which has been refurbished to a very high standard. This property offers brand new wooden floors throughout, with a spacious living room and feature fireplace. There are two large double bedrooms, a modern walk-in shower room and a beautifully designed kitchen with dishwasher. This property is situated on the Parkside of East Sheen, moments from all of the shops, cafes and restaurants. Richmond Park and Mortlake station are also nearby.

-  Two Spacious Double Bedrooms
-  Modern Shower Room
-  Large Reception with Feature Fireplace
-  Stunning Fully Fitted Kitchen
-  EPC C | Council Tax E | Holding Deposit £530.76
-  Mortlake Station | North Sheen Station
-  Sheen Mount Primary School
-  Richmond Park Nearby
-  Refurbished Throughout
-  Deposit £2653.84 | Minimum Term 12 Months



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

0208 876 6611

# Park Court

Approximate Gross Internal Area = 673 sq ft / 62.5 sq m



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>	<b>70</b>	<b>77</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	

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		
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