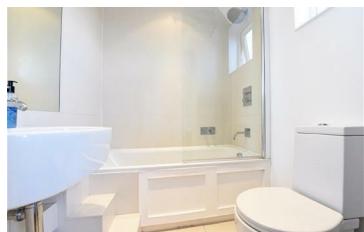
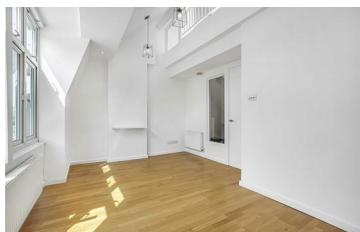




JAMES  
ANDERSON



## TO LET

**£2,200 Per Month**

Per Month

Upper Richmond Road West, East Sheen, SW14

A stunning split level apartment ideally situated for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars and coffee shops. The outstanding Sheen Mount Primary School is within 0.3 miles. Whilst Mortlake Station which provides direct access to Central London, the River Thames and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London are all approximately 0.6 miles away. The property comprises a large and very bright reception room on the first floor, with the kitchen and first ensuite bedroom. Outside to the rear is a generous roof terrace enjoying panoramic far reaching views over and towards London. The second floor accommodation comprises a mezzanine principal bedroom with an ensuite shower room.

Two Bedrooms

Two Bathrooms

Unfurnished

Galley Kitchen

EPC D | Council Tax D | Holding Deposit £507.69

Mortlake Station

Sheen Mount Primary School

Close to Richmond Park

Roof Terrace

Deposit £2596.15 | Minimum Term 6 Months



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

**0208 876 6611**

# Richmond Road

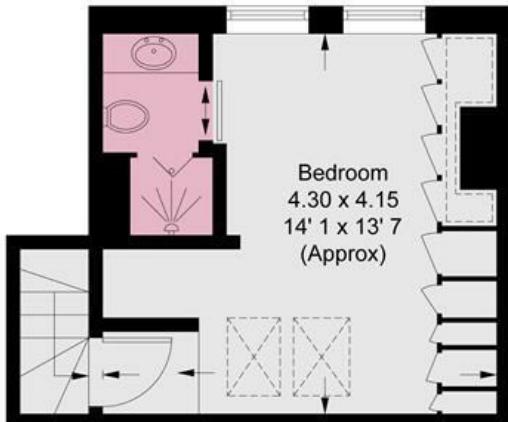
Approximate Gross Internal Area = 629 sq ft / 58.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 12 sq ft / 1.1 sq m  
 Total = 641 sq ft / 59.6 sq m



JAMES  
ANDERSON

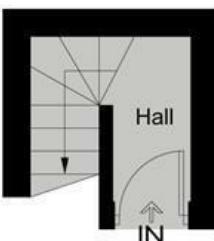


= Reduced headroom below 1.5m / 5'0

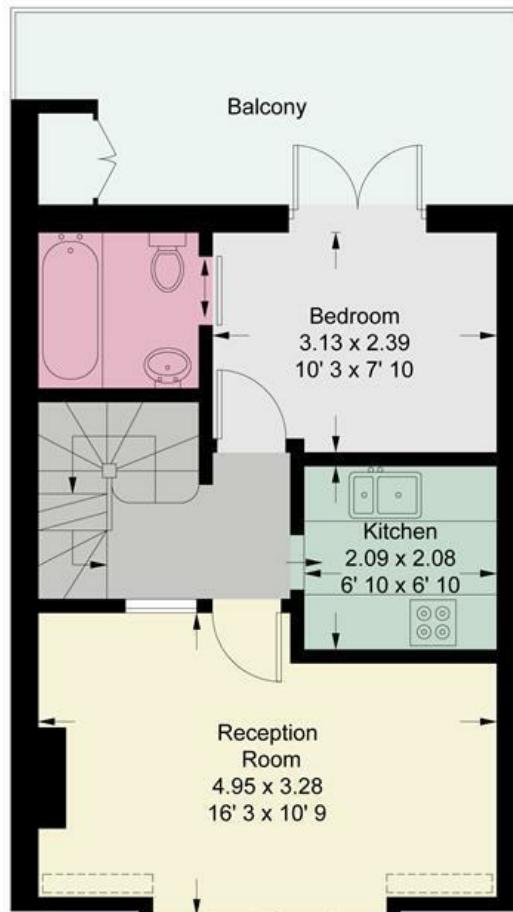


## Mezzanine

210 sq ft / 19.5 sq m  
 (Including Reduced Headroom)



First Floor  
33 sq ft / 3.1 sq m



Second Floor  
398 sq ft / 37 sq m  
 (Including Reduced Headroom)

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<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 59                      | 76        |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         | 78        |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

