



DERBY ROAD, LONDON SW14
£2,000 PER MONTH AVAILABLE 08/11/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Derby Road, London SW14

£2,000 Per Month
Unfurnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Two bedrooms, - Bathroom, - Reception room, - Newly fitted kitchen, - Second floor,
- Great views over West London, - Communal gardens, - Council Tax Band D,
- Close to Sheen Mount Primary, - Garage available by separate negotiation

Council Tax

Council Tax Band D

Hamptons

252 Upper Richmond Road West
East Sheen, London, SW14 8AG
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{ RECENTLY DECORATED TWO BEDROOM SECOND FLOOR FLAT.

The Property

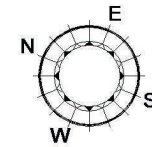
A second floor flat in this residential development on East Sheen Parkside. There are two double bedrooms with fitted wardrobes, bathroom, good sized reception room and a brand new fully fitted kitchen. The building is set amongst pretty gardens and there are extensive views across south west London from the larger bedroom. The flat is ideally situated for all of the facilities of East Sheen including either North Sheen or Mortlake railway stations and is also within easy reach of Richmond from the bus routes that run along the Upper Richmond Road West. Sheen Mount Primary School is close by as are the wide open spaces of Sheen Common and Richmond Park. Unfortunately this flat is not pet friendly.

Location

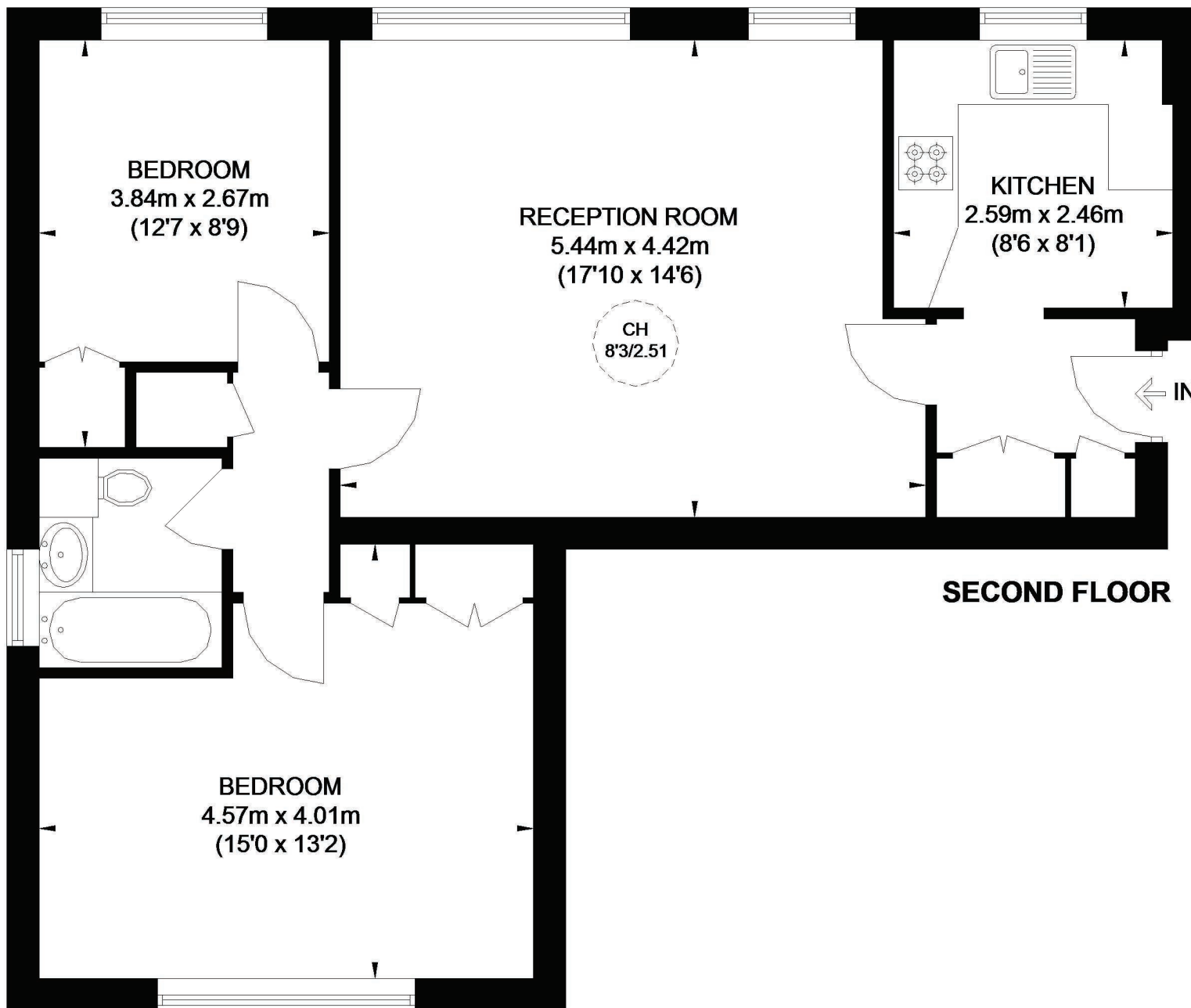
East Sheen is a delightful leafy area of South West London. It has everything a family could wish for including several Outstanding State Primary Schools, the massive open spaces of Richmond Park, a bustling high street with a wide range of shops, including a large Waitrose supermarket and good transport links to the City via the mainline station at Mortlake. The River is also close by and provides additional facilities for running or cycling on the tow path, as well as rowing from the various Boat Houses.



PARK SHEEN



APPROXIMATE GROSS INTERNAL AREA
SECOND FLOOR = 713 SQ. FT. (66.2 SQ. M.)



= CEILING HEIGHT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID621798)

Energy Efficiency Rating		Current	Potential
100-92 kWh/m ² /year (band A)	A		
91-81 kWh/m ² /year (band B)	B		
80-69 kWh/m ² /year (band C)	C		77
68-55 kWh/m ² /year (band D)	D		
54-48 kWh/m ² /year (band E)	E	46	
47-35 kWh/m ² /year (band F)	F		
34-17 kWh/m ² /year (band G)	G		

For more information on energy ratings visit www.gov.uk/government/topics/energy-efficiency

England & Wales EU Directive 2002/91/EC

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

