JA JAMES ANDERSON

TO LET

Wayside, East Sheen, SW14

£1,750 Per Month

Per Month

A spacious first floor flat situated in a quiet road in Parkside East Sheen. This property has two double bedrooms with built in storage, one bathroom with shower over bath, spacious living room and an eat-in kitchen. Located a short walk from Mortlake station (23 minutes to Waterloo), Richmond Park (0.3 miles) and all of East Sheen's cafes, restaurants and shops.

- Two Double Bedrooms
- One Bathroom
- Furnished/Unfurnished
- Eat in Kitchen
- EPC C | Council Tax D | Holding Deposit £403.84

- Mortlake Station
- Excellent Local Schools
- Close to Richmond Park (0.3 miles)
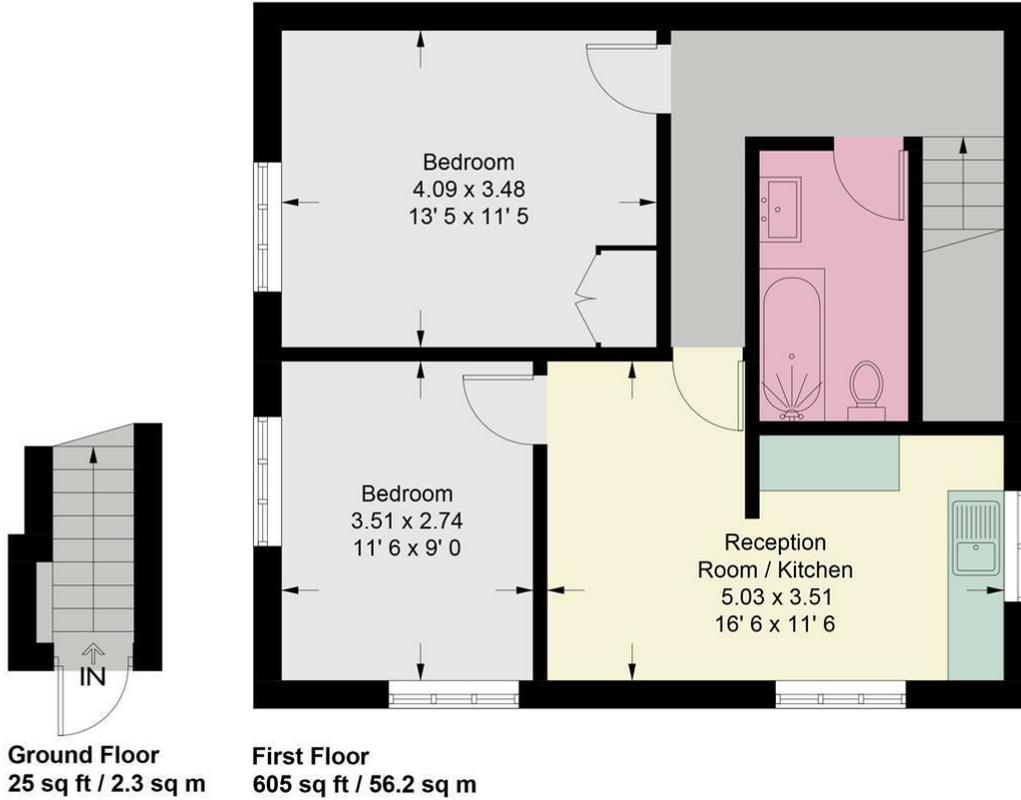- Close to Shops & Cafes
- Deposit £2019.23 | Minimum Term 12 Months

Wayside

Approximate Gross Internal Area = 630 sq ft / 58.5 sq m

Bedroom
4.09 x 3.48
13' 5 x 11' 5

Bedroom
3.51 x 2.74
11' 6 x 9' 0

**Reception
Room / Kitchen**
5.03 x 3.51
16' 6 x 11' 6

IN

Ground Floor
25 sq ft / 2.3 sq m

First Floor
605 sq ft / 56.2 sq m

N

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(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$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC