



**JAMES  
ANDERSON**



## TO LET

**£2,200 Per Month**

Upper Richmond Road West, East Sheen, SW14

Per Month

Stunning newly refurbished apartment situated in the heart of East Sheen, comprising two double bedrooms, modern bathroom and a spacious open plan kitchen/reception with wooden floors. The property benefits from brand new appliances and double glazed windows, offering a quiet environment while being conveniently close to all of the shops, restaurants and pubs on the high street. Mortlake station is a mere 0.3 miles while Richmond Park is also nearby.

-  Two Double Bedrooms
-  One Modern Bathroom
-  Part Furnished
-  Fully Fitted Open Plan Kitchen
-  EPC C | Council Tax C | Holding Deposit £507.69
-  Mortlake Station 0.3 Miles
-  East Sheen Primary School
-  Central Location
-  Newly Renovated
-  Deposit £2538.46 | Minimum Term 12 Months



# Upper Richmond Road

Approximate Gross Internal Area = 542 sq ft / 50.3 sq m



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**Second Floor**

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>80</b>	<b>80</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>			
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