



**JAMES  
ANDERSON**



## TO LET

Temple Sheen Road, East Sheen, SW14

## £1,750 Per Month

Per Month

A large and bright one bedroom apartment located in Parkside, East Sheen, with a private garage. The property boasts over 550 sqft of spacious and airy accommodation. The layout comprises of the entrance into hallway, one modern shower bathroom, a wonderful west facing open plan kitchen / living area and a double bedroom with built in wardrobes. The property further benefits from a private garage and access to well-maintained communal gardens. Merricks Court is located on Temple Sheen Road and is within easy reach of the extensive shopping and leisure amenities of East Sheen.



Large One Bedroom Flat



Modern Shower Room



Unfurnished



Open Plan Kitchen/Living



EPC C | Deposit £2019.23 | Holding Deposit £403.84



Connections From Mortlake Station



Sheen Mount Primary School



Parkside Location



Private Garage

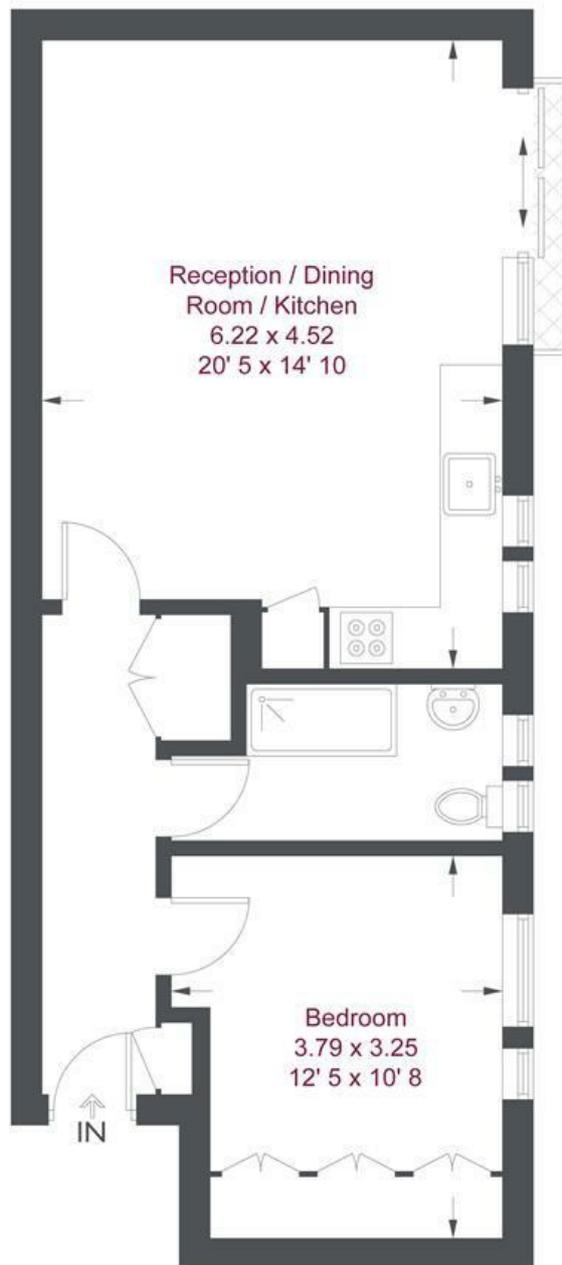


Minimum Term 6 Months | Council Tax D



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

0208 876 6611



First Floor

### Merrick's Court

Approximate Gross Internal Area = 556 sq ft / 51.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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