



**JAMES  
ANDERSON**








## TO LET

Clifford Avenue, East Sheen, SW14

## £1,900 Per Month

Per Month

Fantastic top floor apartment with lift access, offering a spacious reception room with wooden floors, separate fully fitted kitchen, bathroom with shower over bath and two double bedrooms. Tenants also have access to residents parking. Chertsey Court is a short distance from Mortlake Green and Mortlake Station which are conveniently placed for commuting. East Sheen and Richmond town centres are within easy reach, with an array of shops, cafes and restaurants/pubs.

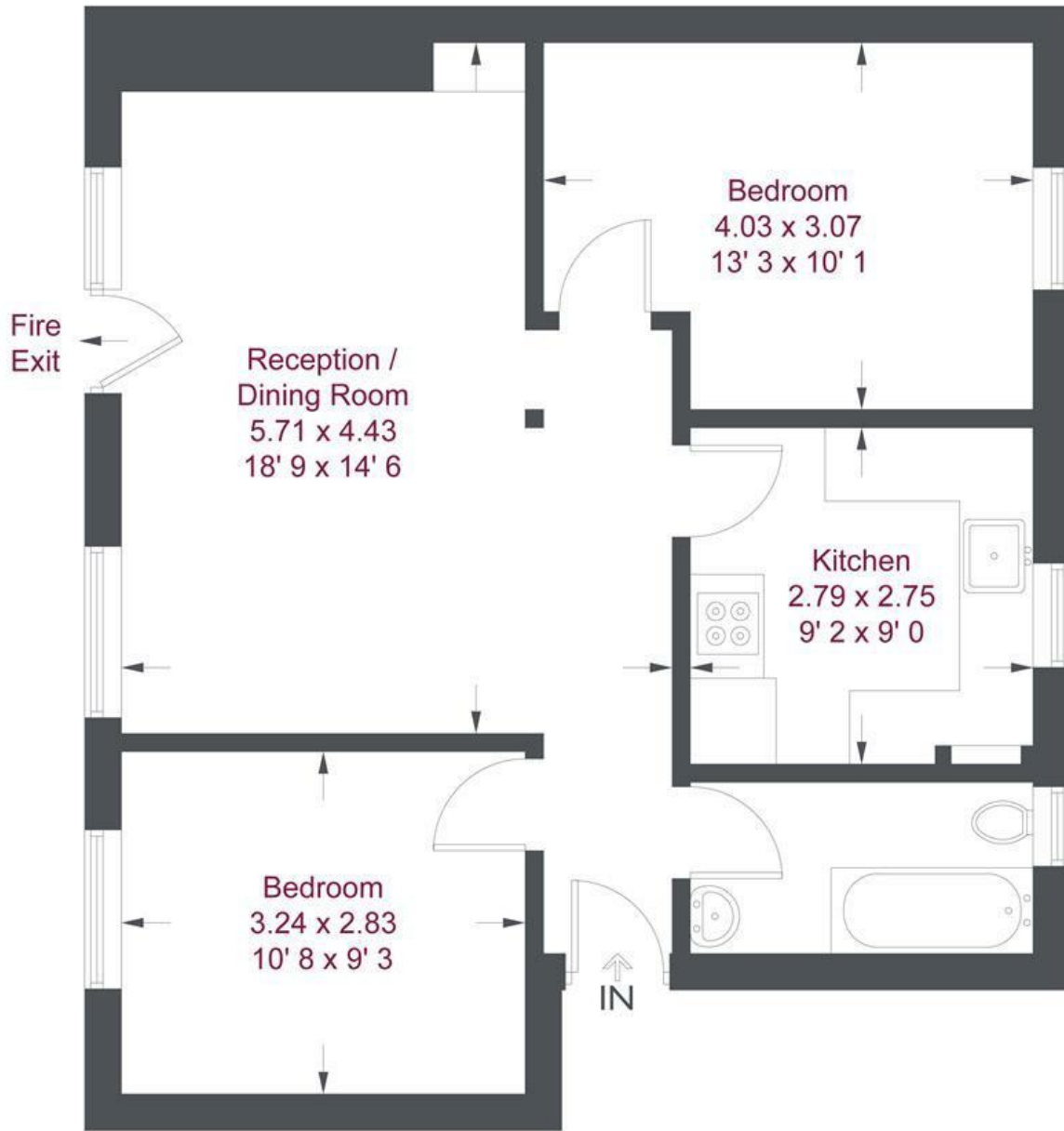
-  Two Bedrooms
-  Modern Bathroom
-  Unfurnished
-  Separate Kitchen
-  EPC D | Council Tax Band C

-  Mortlake Station
-  Thomson House School
-  Mortlake Green
-  Lift Access & Residents Parking
-  Deposit £2192.30 | Holding Deposit £438.46



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

0208 876 6611



**Fourth Floor**

**Chertsey Court**

Approximate Gross Internal Area = 662 sq ft / 61.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>			
(55-68) <b>D</b>		<b>61</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>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

