



**JAMES
ANDERSON**



TO LET

Beechcroft Road, East Sheen, SW14

£2,600 Per Month

Per Month

A lovely two bedroom ground floor garden flat, nestled in a quiet cul-de-sac in central East Sheen. With two well proportioned bedrooms, this property is ideal for small families, couples, or individuals alike.

The property has a spacious reception room with wooden floors and period features, modern bathroom, principal bedroom with built in wardrobes, feature fireplace and access to the rear. There is a good sized second bedroom, and a modern kitchen with bi-folding doors out to the low maintenance garden.

East Sheen offers easy access to a variety of local amenities, including Waitrose, several shops and cafes and Richmond Park. The area is well connected by public transport, with Mortlake station (0.3 miles) making it convenient for commuting into central London, Richmond or exploring the surrounding area.



Two Bedrooms



Fitted Bathroom



Spacious Reception Room



Modern Kitchen



EPC Rating D | Council Tax D



Mortlake Station



Thomson House Primary school



River Thames & Richmond Park Nearby



Private Garden



Holding Deposit £600 | Deposit £3000



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

0208 876 6611

Beechcroft Road

Approximate Gross Internal Area = 701 sq ft / 65.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 710 sq ft / 66 sq m



= Reduced headroom below 1.5m / 5'0"



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

