



JAMES
ANDERSON



TO LET

£2,250 Per Month

Upper Richmond Road West, East Sheen, SW14

Per Month

A split level apartment with a roof terrace in East Sheen. The first floor offers two double bedrooms, a great size bathroom and spacious terrace leading from the principal bedroom. On the second floor there's a fantastic living room open plan to a beautiful fully equipped kitchen and a Juliet balcony allowing plenty of natural light. The property is ideally located for the excellent shopping facilities and restaurants of East Sheen. Mortlake mainline station provides access to London Waterloo and local bus services provide access to the larger surrounding areas of Hammersmith, Putney and Richmond while Richmond Park is also nearby.



Two Double Bedrooms



One Bathroom



Open Plan Reception Room



Modern Kitchen



EPC D | Council Tax D



Close To Mortlake Station



East Sheen Primary School



Central East Sheen Location



Private Roof Terrace



Deposit £2682.69 | Holding Deposit £536.53



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

0208 876 6611



= Reduced headroom below 1.5m / 5'0



First Floor
399 sq ft / 37.1 sq m
(Including Reduced Headroom)

Second Floor
386 sq ft / 35.9 sq m
(Including Reduced Headroom)

Upper Richmond Road West

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 77 sq ft / 7.2 sq m

Total = 785 sq ft / 73 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements are approximate and should be verified by a professional surveyor. Measurements are taken to the internal face of the walls. All measurements are taken in accordance with the current practice.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

