



**JAMES  
ANDERSON**



## TO LET






Elm Road, East Sheen, SW14






## £2,250 Per Month

Per Month

A spacious ground floor garden flat in the heart of East Sheen. The property comprises reception with double doors through to the spacious kitchen with dishwasher, two double bedrooms; one of which has direct access to a private patio garden, a shower room and a separate cloakroom.

Mortlake station is a very short walk (23 mins to Waterloo) while the amenities of the Upper Richmond Road West are easily accessible with several shops, cafes, restaurants and Waitrose. The River Thames and Richmond Park are also nearby.

-  Two Double Bedrooms
-  Shower Room
-  Unfurnished
-  Open Kitchen/Living
-  EPC C | Council Tax Band D

-  Mortlake Station
-  Thomson House School
-  Close to Shops and Parks
-  Private Rear Patio
-  Holding Deposit £519.23 | Deposit £2596.15



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

0208 876 6611

# Elm Road

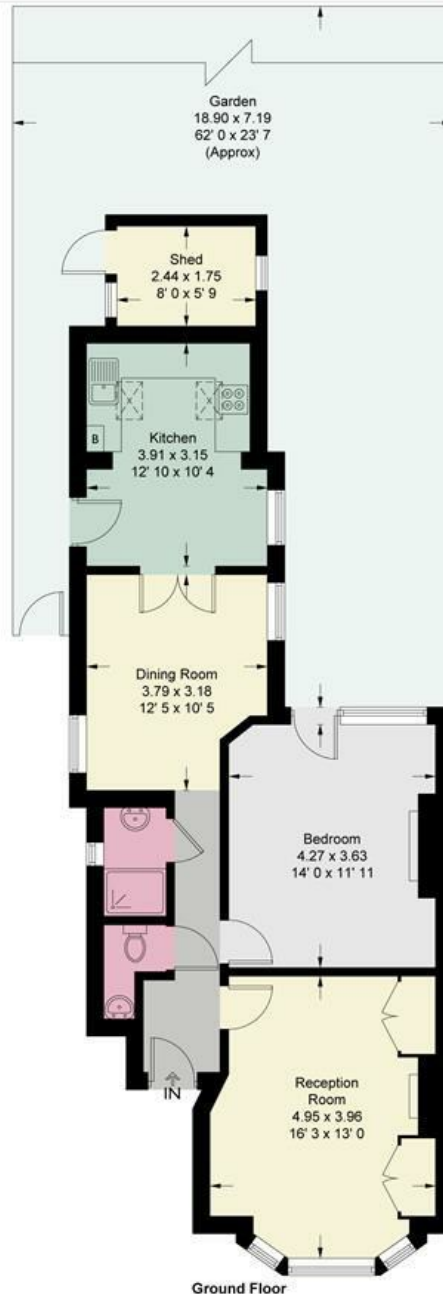
Approximate Gross Internal Area = 731 sq ft / 67.9 sq m

Shed = 46 sq ft / 4.3 sq m

Total = 777 sq ft / 72.2 sq m



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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>		
(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 CO<sub>2</sub> emissions</i>		
(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>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

