



**JAMES
ANDERSON**



TO LET

Palmers Road, East Sheen, SW14

£2,600 Per Month

Per Month

VIEWING DAY - SATURDAY 17TH JANUARY. Stunning two bedroom ground floor apartment with a large private garden. Recently refurbished to a high standard, this property benefits from an open plan kitchen with breakfast bar and living room with doors leading out to the private rear garden. There are two double bedrooms, contemporary bathroom and wooden floors throughout. Palmers Road is conveniently located for Mortlake Station, Thomson House Primary School, the River Thames and all of East Sheen's cafes, restaurants and shops.



Two Bedrooms



One Bathroom



Unfurnished



Open Plan Kitchen / Living Room



Council Tax D | EPC D | Minimum Term 12 Months



Mortlake Station



Thomson House Primary



Close to Shops, Cafes and Restaurants



Private Garden



Deposit £3000 | Holding Deposit £600

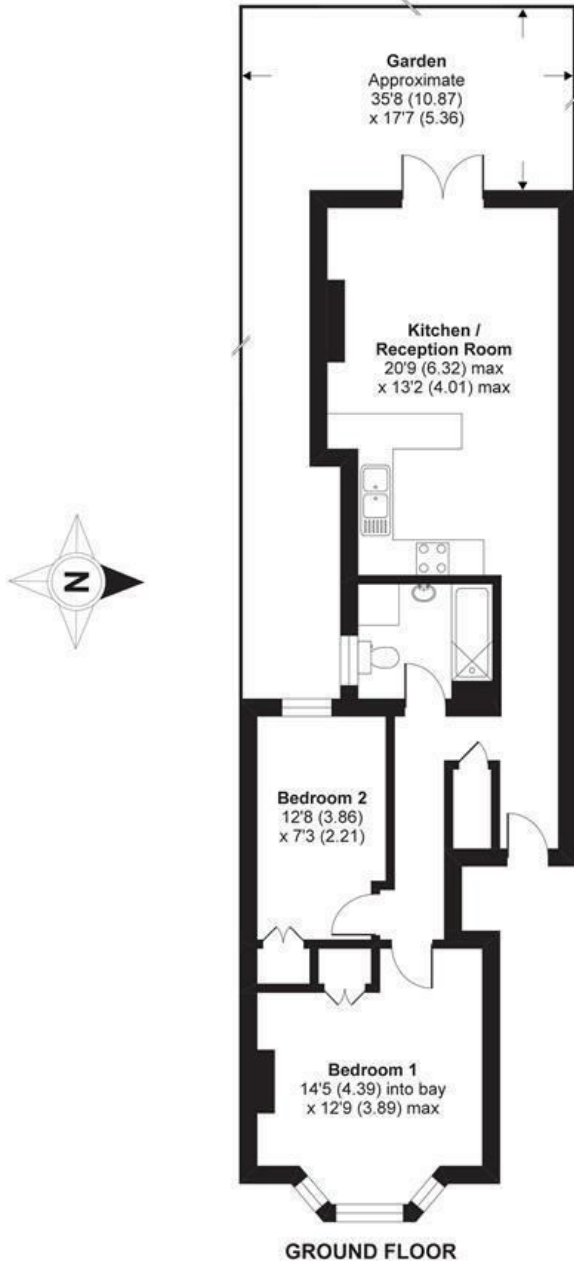


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Palmers Road, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT 66.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

