



**JAMES  
ANDERSON**



## TO LET

Sheen Lane, East Sheen, SW14

## £2,000 Per Month

Per Month

A large split level two double bedroom apartment with over 750 square feet of living space. This property benefits from a newly installed modern kitchen and open plan living space, two spacious double bedrooms and a well appointed bathroom. The apartment is located within moments of Mortlake Station (23 minutes to Waterloo) and plenty of local shops, restaurants, bars and supermarkets. The River Thames is close by as is Richmond Park and Mortlake Green. Thomson House Primary School is also within walking distance.



Two Double Bedrooms



One Bathroom



Unfurnished



Modern Fitted Kitchen



EPC E | Council Tax C | Holding Deposit £461.53



Mortlake Train Station



Thomson House Primary School



Close to Shops



New Carpets & Redecorated



Deposit £2307.69 | Minimum Term 6 Months



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

0208 876 6611

# Sheen Lane

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m



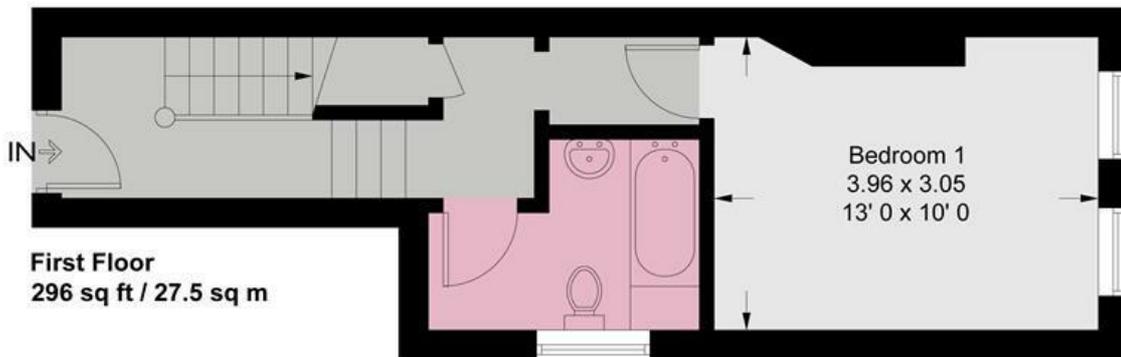
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= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 478 sq ft / 44.4 sq m  
 (Including Reduced Headroom)



**First Floor**  
 296 sq ft / 27.5 sq m

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
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		50	77
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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