



JAMES  
ANDERSON



## TO LET

Sheen Lane, London, SW14

**£2,700 Per Month**

Per Month

Fantastic three double bedroom apartment in the heart of East Sheen, moments from Mortlake station. This second-floor apartment offers three equally spacious double bedrooms, a large living room, modern bathroom and fully fitted eat-in kitchen. The property is also offered with one off-street parking space. Sheen Lane is walking distance to all of East Sheen's shops, cafes, pubs and restaurants, while Richmond Park is also nearby. Thomson House Primary School is situated 0.2 miles away.

Three Double Bedrooms

Modern Bathroom

Furnished

Eat-In Kitchen

EPC E | Council Tax Band C | Holding Deposit £623.07

Moments from Mortlake Station

Thomson House Primary School

Close to Richmond Park

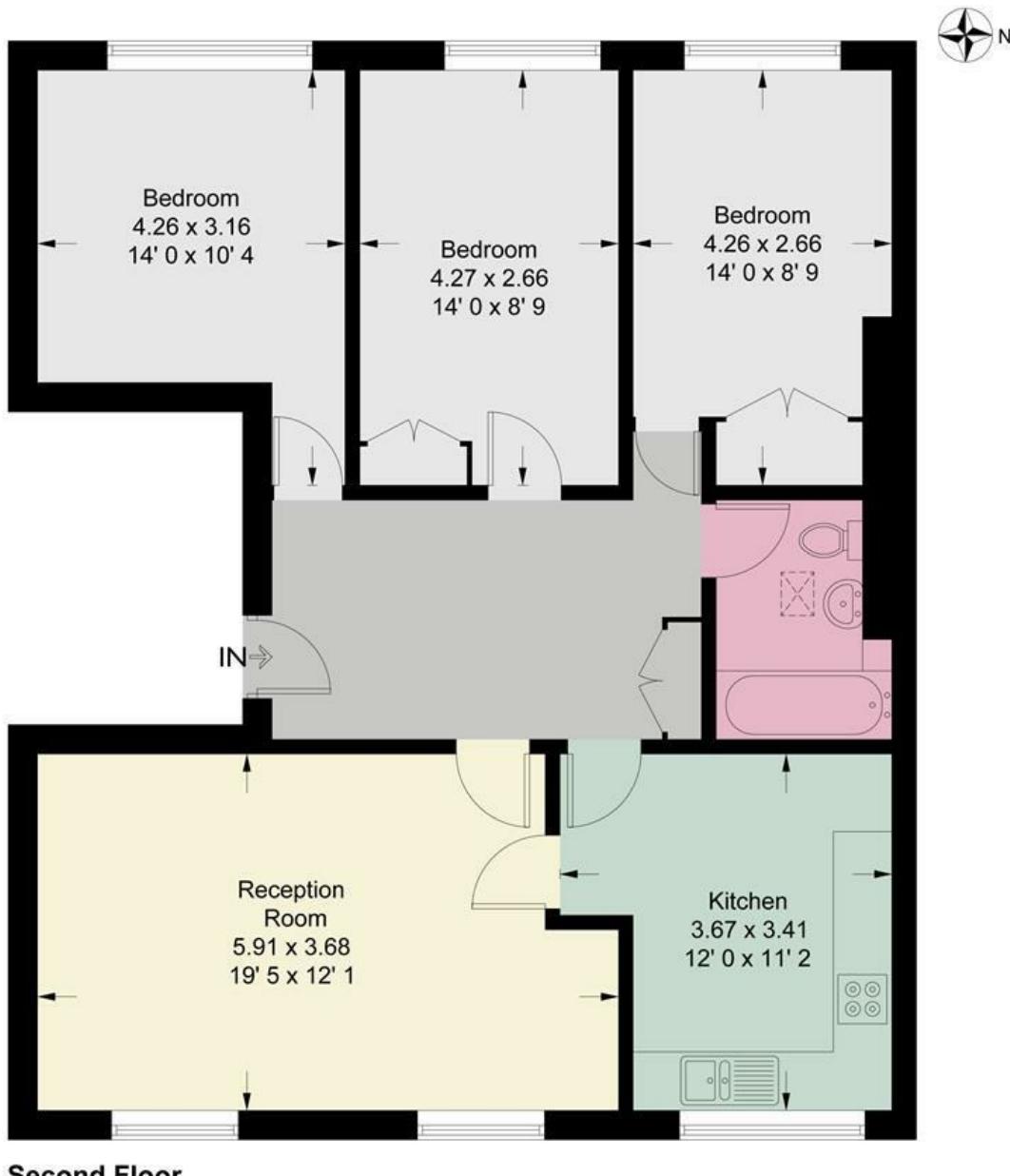
Off Street Parking For One Car

Deposit Required £3115.38 | Minimum Term 12 Months



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

**0208 876 6611**



## Second Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

