



JAMES
ANDERSON



TO LET

Eastbourne Gardens, East Sheen, SW14

£3,750 Per Month

Per Month

A fantastic four bedroom semi-detached family home situated in a quiet cul-de-sac in East Sheen. This property offers a spacious living room and modern open plan kitchen with dining area with doors opening onto the private garden and garage. The first floor has two double bedrooms, a study/fourth bedroom and a family bathroom. The principal bedroom is situated on the top floor, with its own ensuite shower room and eaves storage. Eastbourne Gardens is 0.3 miles from Mortlake station, with excellent transport links into Waterloo (23 minutes) and Richmond (2 minutes). Richmond Park, several schools and Waitrose are all within easy reach.



Four Bedrooms



Two Bathrooms



Unfurnished



Eat-In Kitchen/Diner



EPC D | Council Tax F | Holding Deposit £865.38



Mortlake Station



Excellent Local Schools



Close to Richmond Park



Garage for Storage



Minimum Term 2 Months | Deposit £4326.92



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

0208 876 6611

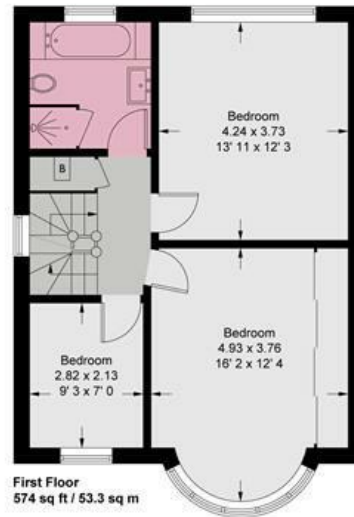
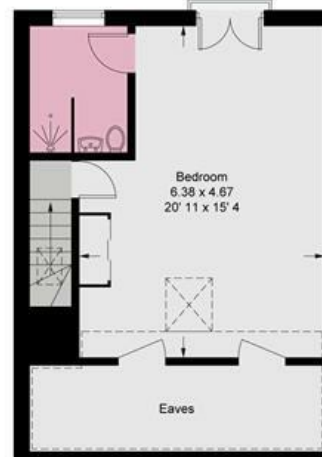
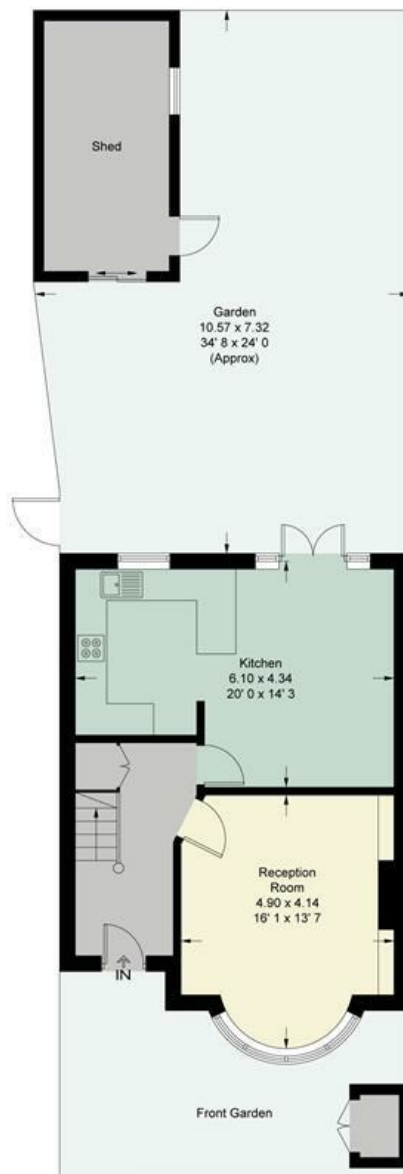
Eastbourne Gardens

Approximate Gross Internal Area = 1649 sq ft / 153.2 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 131 sq ft / 12.2 sq m




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= Reduced headroom below 1.5m / 5'0"



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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	