



# East Sheen Avenue

East Sheen, SW14

£6,500 per month  
(£1,500 per week)

Situated on this desirable road on the Parkside of Sheen is this superb seven-bedroom semi-detached family home, close to Palewell Common and Richmond Park.

The ground floor features a spacious reception room with a feature fireplace, next to this is the dining room which can be accessed from both the reception and the kitchen.

The modern open plan kitchen and family room boasts a kitchen island with a breakfast bar. The floor to ceiling glass doors open out onto the garden, allowing plenty of natural light to flood the space, further enhanced by skylights. There is also a convenient utility room next to the kitchen, and a guest WC is also located on this floor.

The first floor comprises five bedrooms (four doubles and one single), all equipped with built-in storage, as well as a family bathroom. Additionally, there are two large double bedrooms on the top floor that share an extra bathroom.

The property enjoys a delightful west-facing garden with a patio. The garden is surrounded by shrubs and trees.

East Sheen Avenue is within close proximity to Richmond Park, Palewell Common, the amenities of East Sheen and Outstanding schools such as Thomson House. Additionally Mortlake railway station is only 0.6 miles away with direct trains to London Waterloo.



# East Sheen Avenue

East Sheen, SW14

- Seven-bedroom family home
- Modern finish
- Open plan kitchen/reception/dining
- Large utility room
- Private garden
- Parkside location



**Minimum Term:** 12 months  
**Deposit Required:** £7,500.00  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** H  
**EPC Rating:** D  
**Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

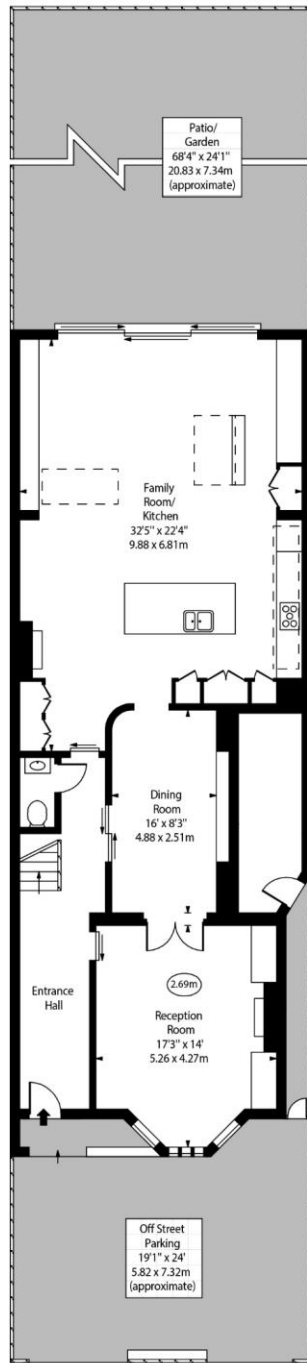
**Chestertons East Sheen Lettings**

254a Upper Richmond Road West  
 East Sheen  
 London  
 SW14 8AG  
 sheen@chestertons.co.uk  
 02081040580  
 chestertons.co.uk

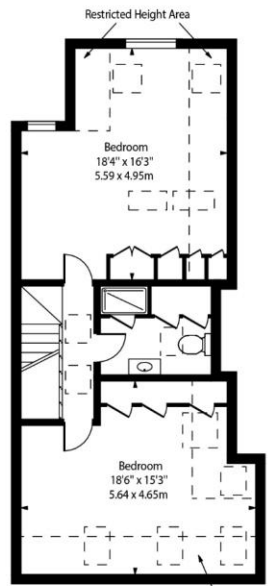
Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

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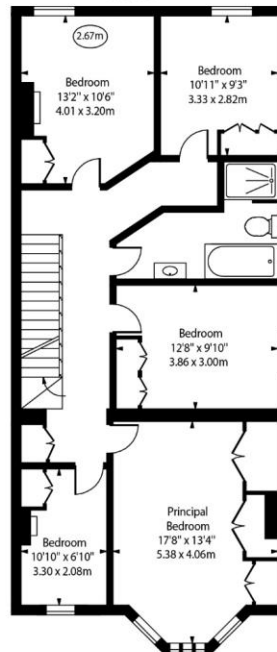
○ - Ceiling Height



Ground Floor



First Floor



First Floor

Approx Gross Internal Area 2705 Sq Ft - 259.29 Sq M  
 Approx. Floor Area Including Restricted Heights (Including Eaves Storage) 2865 Sq Ft - 274.25 Sq M

For Illustration Purposes Only - Not To Scale  
 www.goldilens.co.uk  
 Ref. No. 025378E

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