



LONGFIELD HOUSE, LONGFIELD DRIVE
£5,000 PER MONTH AVAILABLE NOW


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Longfield House, Longfield Drive
London SW 14

£5,000 Per Month
Unfurnished

 **5 Bedrooms**
 **4 Bathrooms**
 **2 Receptions**

Features

- 5 bedrooms, - 4 bathrooms, - Reception room, - Dining room, - Entrance hall, - Kitchen, - Marvellous period features, - Wing of a Victorian manor house, - Private garden and access to extensive communal gardens, - Direct access to Richmond Park via Sheen Wood, - Off street parking, - Council Tax Band E, - Unfurnished, - EV charging point on site

Council Tax

Council Tax Band E

Hamptons

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{ FIVE BEDROOM PROPERTY IN A VICTORIAN MANOR HOUSE.

The Property

An exceptionally spacious five bedroom property with a wealth of period features which is located in part of a wing of a Victorian manor house. The property is set in private grounds and has direct access to Richmond Park via Sheen Wood. Sheen Common provides a children's play area, football ground, cricket pitch and tennis court. The property comprises of entrance lobby, dining room, reception room, master bedroom with two en-suite bathrooms and walk-in closet, guest room with en-suite shower room and three further bedrooms with a family bathroom. The property has it's own private garden & off street parking as well as access to the extensive communal gardens which has a play area for children. There is an EV charging point on site. Sheen Mount Primary School is at the top of the drive and Sheen Lawn Tennis Club is a short walk away across the common. Please note that this property is not dog friendly although a cat will be considered.

Location

East Sheen is a delightful leafy area of South West London. It has everything a family could wish for including several Outstanding State Primary Schools, the massive open spaces of Richmond Park, a bustling high street with a wide range of shops, including a large Waitrose supermarket and good transport links to the City via the mainline station at Mortlake. The River is also close by and provides additional facilities for running or cycling on the tow path, as well as rowing from the various Boat Houses.



LONGFIELD HOUSE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1518 sq. ft. (141.0 sq. m.)

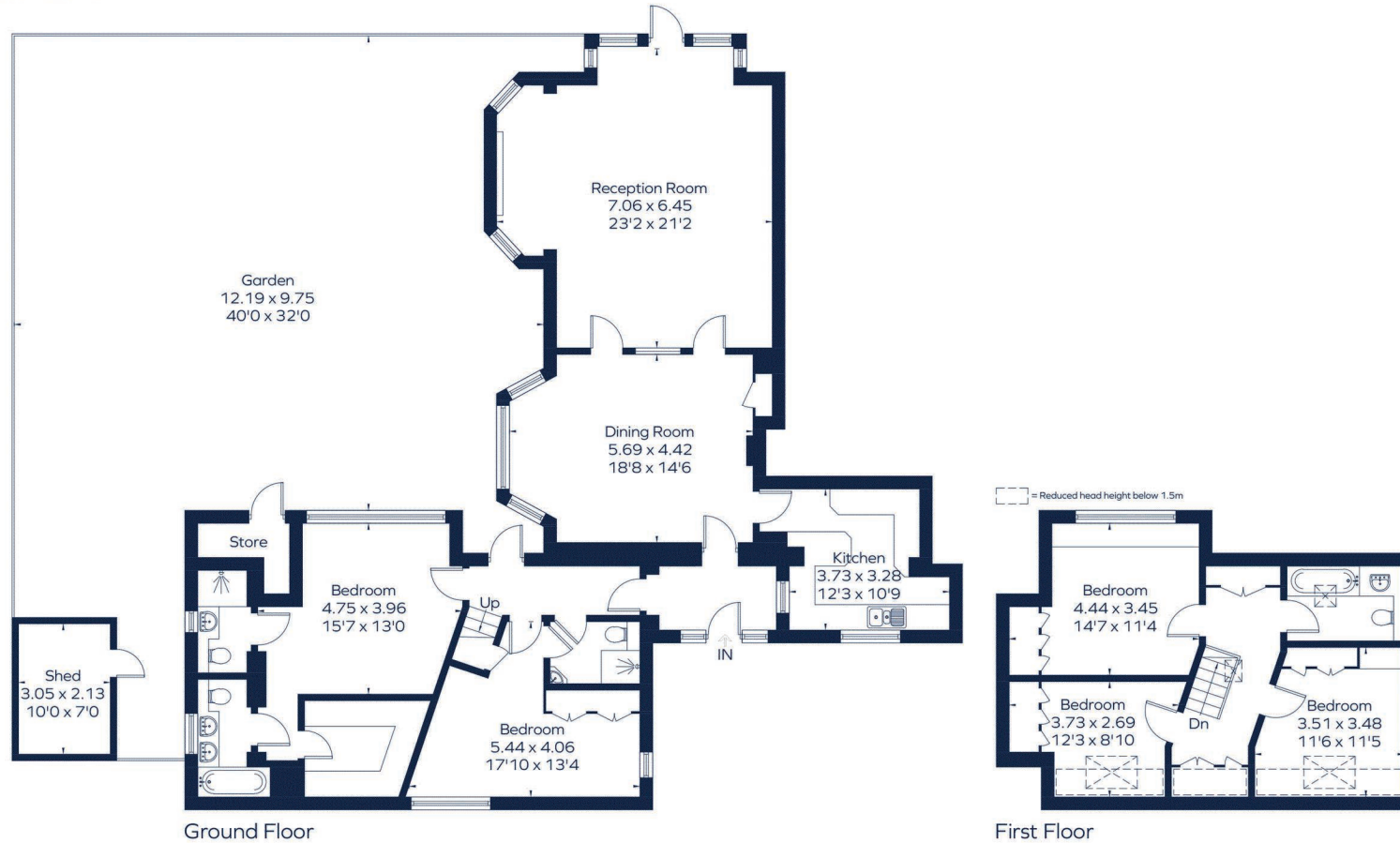
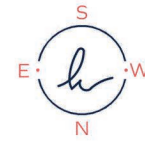
First floor = 493 sq. ft. (45.8 sq. m.)

Reduced headroom = 52 sq. ft. (4.8 sq. m.)

Total = 2063 sq. ft. (191.6 sq. m.)

Store = 25 sq. ft. (2.3 sq. m.)

Shed = 69 sq. ft. (6.4 sq. m.)



Drawn for illustration and identification purposes only.
ID 1050938

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)		70	77
Less Energy Efficient (E)			
Very Less Energy Efficient (F)			
Least Energy Efficient (G)			

England & Wales EU Directive 2002/91/EC

