



STONEHILL ROAD LONDON SW14
£7,950 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Stonehill Road London SW14

£7,950 Per Month
Unfurnished

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

Features

- Principal bedroom suite with dressing area and bathroom en suite, - Further double bedroom with bathroom en suite, - Three further bedrooms, one of which is also en suite, - Family bathroom, - Two reception rooms, - Kitchen which is open plan to a conservatory dining room, - Off Street Parking, - Council Tax Band H, - Garage

Council Tax

Council Tax Band H

Hamptons

252 Upper Richmond Road West
East Sheen, London, SW14 8AG
020 86 18 4550
Eastsheenlettings@hamptons-int.com
www.hamptons.co.uk

{ A VERY WELL PRESENTED DETACHED FAMILY HOUSE.

The Property

A very well presented detached five bedroom family home in this wonderful East Sheen Park side location close to the Sheen Gate entrance to Richmond Park. There is a principal bedroom with dressing area and bathroom en suite, a further en suite bedroom on the top floor of the house and three further bedrooms, one of which is also an en suite and a family bathroom. The ground floor which has hard flooring throughout provides two sitting rooms, a kitchen, which leads onto a conservatory dining room and a guest WC. There is a pretty rear garden and a mature front garden together with a garage and off street parking.

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.



STONEHILL ROAD

Approximate Gross Internal Area (Excluding Reduced Headroom & External Garage & Shed)

Ground floor = 1019 sq. ft. (94.7 sq. m.)

First floor = 1045 sq. ft. (97.1 sq. m.)

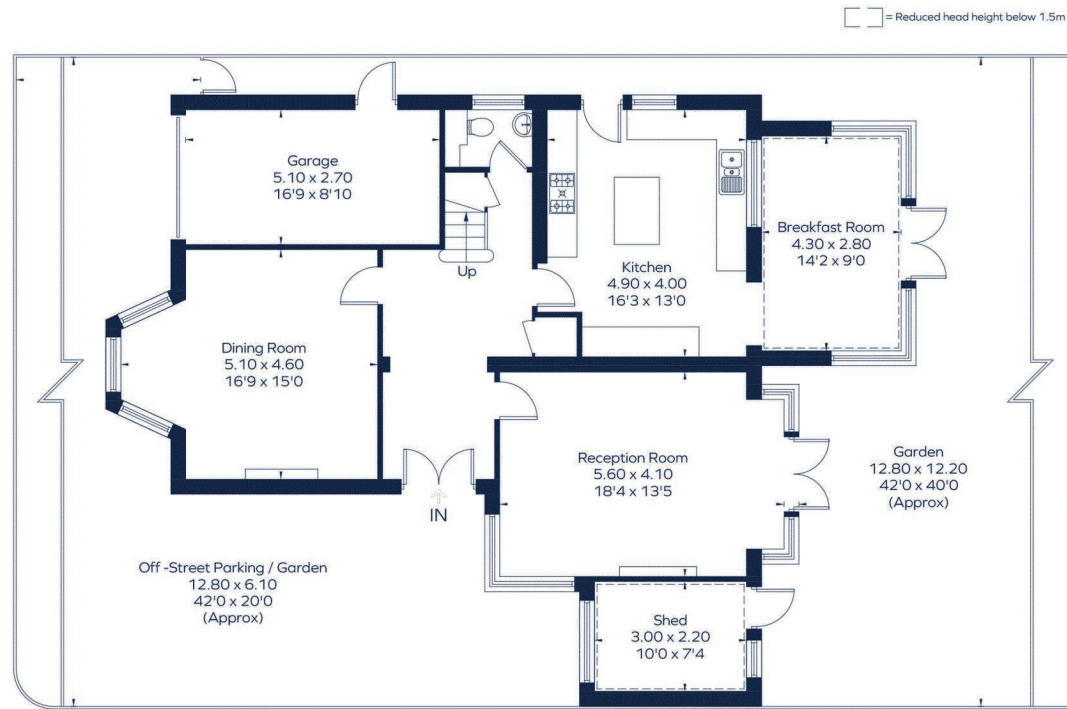
Second floor = 374 sq. ft. (34.7 sq. m.)

Garage = 149 sq. ft. (13.8 sq. m.)

Shed = 73 sq. ft. (6.8 sq. m.)

Reduced headroom = 84 sq. ft. (7.8 sq. m.)

Total = 2744 sq. ft. (254.9 sq. m.)

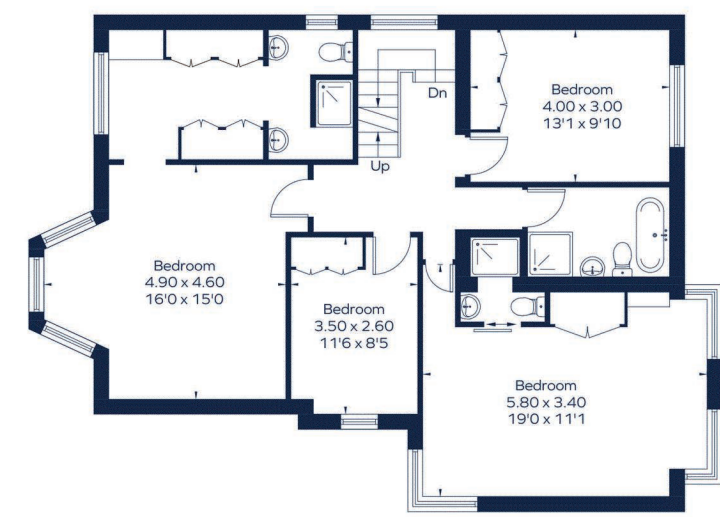


Ground Floor

Drawn for illustration and identification purposes only.
ID 997386



Second Floor



First Floor

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
100-90	A		
89-80	B		
79-65	C		
64-50	D		
49-35	E	52	
34-20	F		
19-10	G		
<small>For single dwellings, higher ratings exist</small> <small>EU Directive 2002/91/EC</small>			75
<small>England & Wales</small>			

