



JAMES
ANDERSON



TO LET

Trehern Road, London, SW14

£3,500 Per Month

Per Month

Situated on Trehern Road, this well-presented three bedroom home offers spacious accommodation arranged over three floors. The property features a bright reception room, a well equipped eat-in kitchen and two modern bathrooms. All three bedrooms are generously sized, providing excellent flexibility for families, guests or home working. Outside, the private garden offers a peaceful space for relaxing, dining and entertaining. The home is ideally suited to families or professionals looking for comfortable living in a popular SW14 location, a short stroll from White Hart Lane, with an array of independent shops and cafes, whilst also being only 0.3 miles from Mortlake station.



Three Bedrooms



Two Modern Bathrooms



Unfurnished



Eat-In Kitchen



EPC Rating C | Council Tax Band E



Mortlake Station 0.4 Miles



Thomson House Primary 0.5 Miles



Close to White Hart Lane Shops & Cafes



Private Garden



Deposit £4038.46 | Holding Deposit £807.69



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

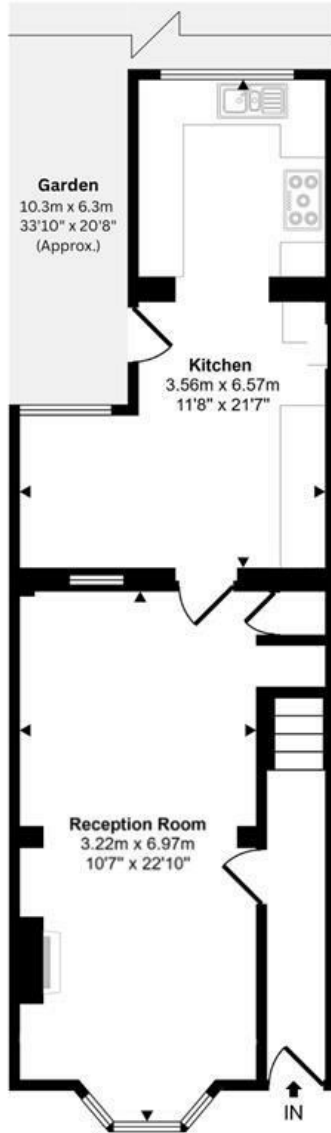
0208 876 6611



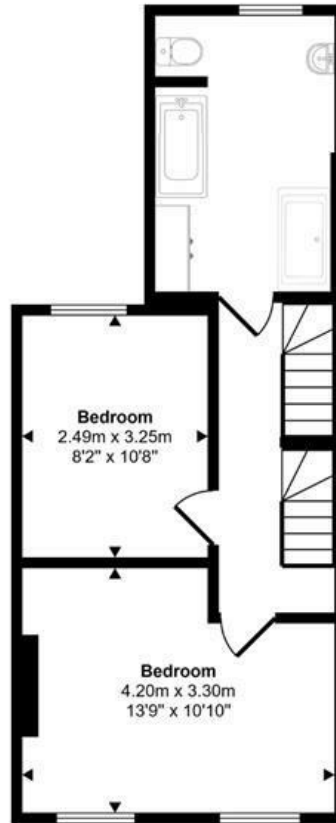
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Trehern Road, East Sheen

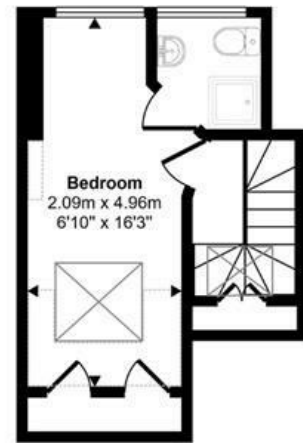
Approx Gross Internal Area
103 sq m / 1109 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft



First Floor
Approx 38 sq m / 407 sq ft



Second Floor
Approx 17 sq m / 184 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate representations only and no responsibility is accepted for any errors or omissions.

Energy Efficiency Rating

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

