



**JAMES
ANDERSON**








TO LET






£2,500 Per Month

Portman Avenue, East Sheen, SW14

Per Month

A large and bright split-level conversion flat in an excellent location. The flat benefits from many features including a superb loft conversion providing a principal bedroom with en-suite. The first floor provides the the living space, large double bedroom, kitchen/breakfast room, modern bathroom, storage, and stairs providing access to the second floor. Upstairs there is a second double bedroom with shower room and eaves storage space. The location is highly sought after and offers great access to local shops and schools as well as being only minutes from Mortlake Station with direct links to Waterloo (22 mins).

-  Two Double Bedrooms
-  Two Bathrooms
-  Split-Level Flat
-  Eat In Kitchen
-  EPC Rating D | Council Tax D

-  Mortlake Station
-  East Sheen Primary
-  Excellent Location
-  Close to Richmond Park
-  Holding Deposit £576.92 | Deposit £2,884.61

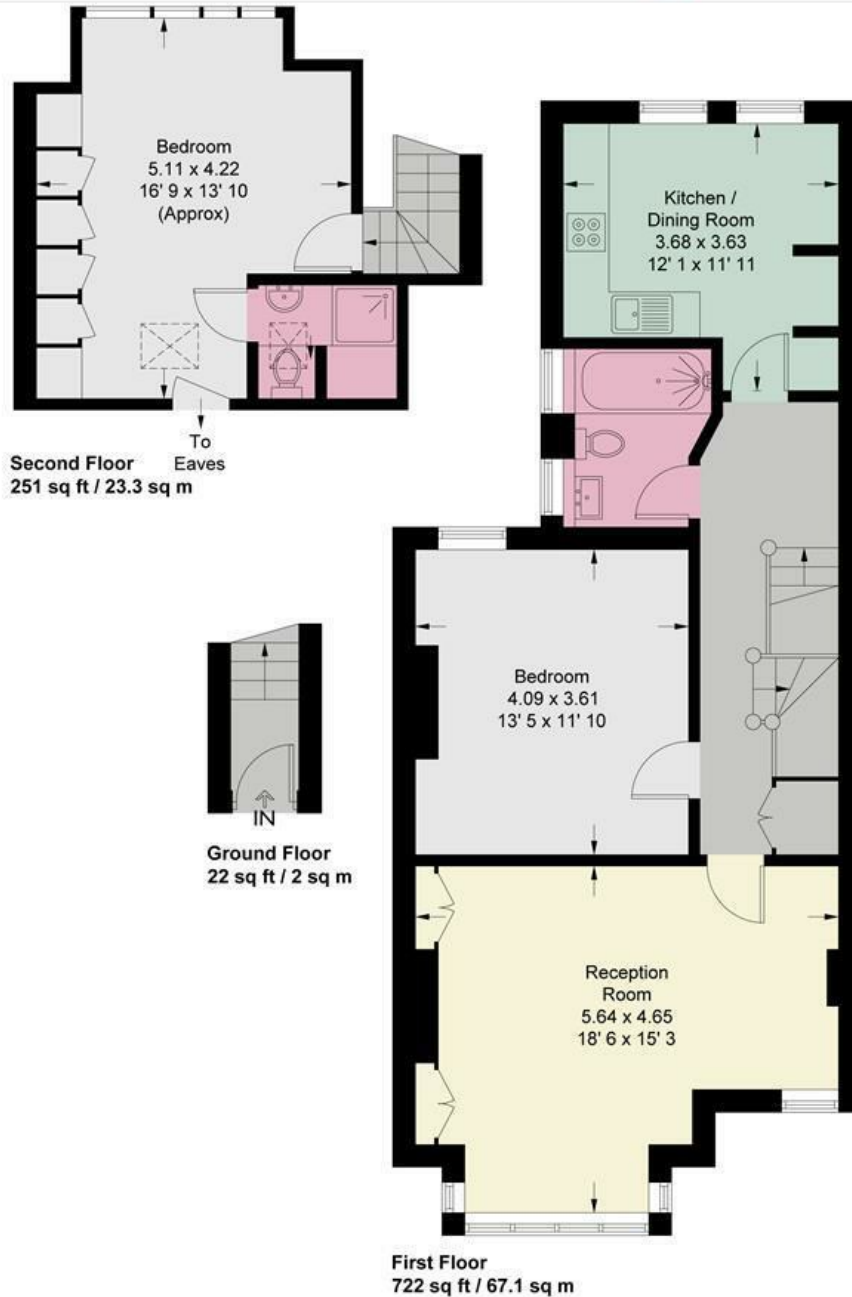


Portman Avenue

Approximate Gross Internal Area = 995 sq ft / 92.4 sq m



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

