



STONEHILL ROAD, EAST SHEEN SW14
£9,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Stonehill Road, East Sheen SW14

£9,000 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Detached house, - Sought after location, -
5 Bedrooms, - 2 Modern bathrooms, -
Modern kitchen, - Large garden, - Garage,
- Off Street Parking, - Council Tax Band H

Council Tax

Council Tax Band H

Hamptons
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{ AN IDEALLY SITUATED DETACHED FAMILY HOUSE.

The Property

A beautifully presented detached five bedroom family house in a sought after location near Richmond Park and excellent schools. The property comprises two large reception rooms with wood floors, a large modern eat-in kitchen, separate utility room and W/C. On the first floor there are three large double bedrooms, the master with an en suite, and a further two smaller bedrooms with access to a family bathroom and additional W/C. The property is South facing, has a garage, underfloor heating, off street parking and a pretty lawned garden.

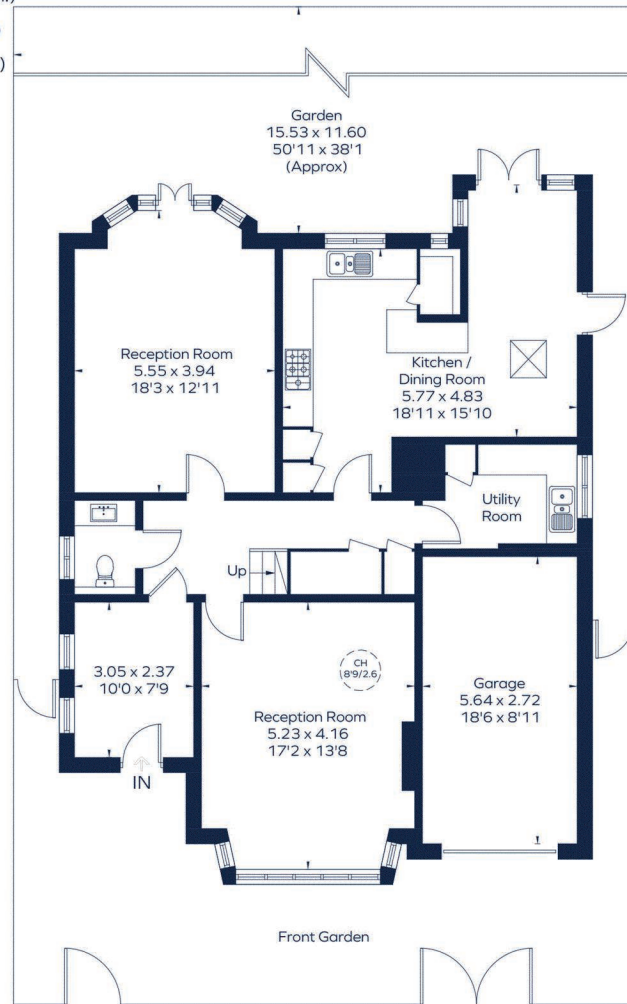
Location

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.

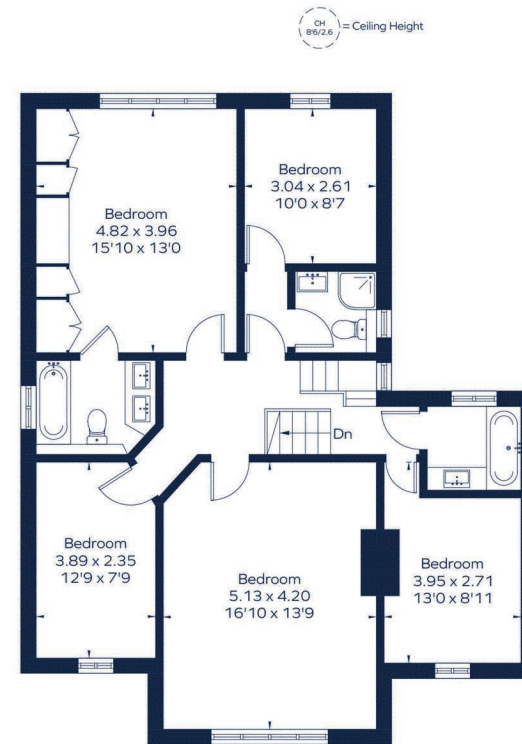


STONEHILL ROAD

Approximate Gross Internal Area
 Ground floor = 1063 sq. ft. (98.8 sq. m.)
 First floor = 998 sq. ft. (92.7 sq. m.)
 Garage = 185 sq. ft. (17.2 sq. m.)
 Total = 2246 sq. ft. (208.7 sq. m.)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1314086

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
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		72	82
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales			

