



JAMES
ANDERSON



TO LET

Leinster Avenue, Sheen, SW14

£3,500 Per Month

Per Month

A large and spacious split level apartment on Leinster Avenue. The first floor offers a bright reception room, fully fitted kitchen with balcony, bathroom with shower over bath and two large bedrooms. A spacious hallway leads to the second floor which offers a third double bedroom with built-in wardrobes, fourth single bedroom/study and a shower room. The property is walking distance to all of East Sheen's shops, cafes and restaurants; Waitrose being 0.2 miles and Mortlake Station 0.4 miles from the property.

-  Four Bedrooms
-  Two Bathrooms
-  Unfurnished
-  Kitchen with Balcony
-  EPC C | Council Tax Band D

-  Mortlake Station
-  Excellent Local Schools
-  Close to Richmond Park
-  New Carpets Will be Fitted
-  Deposit £4038.46 | Holding Deposit £807.69



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

0208 876 6611

Leinster Avenue

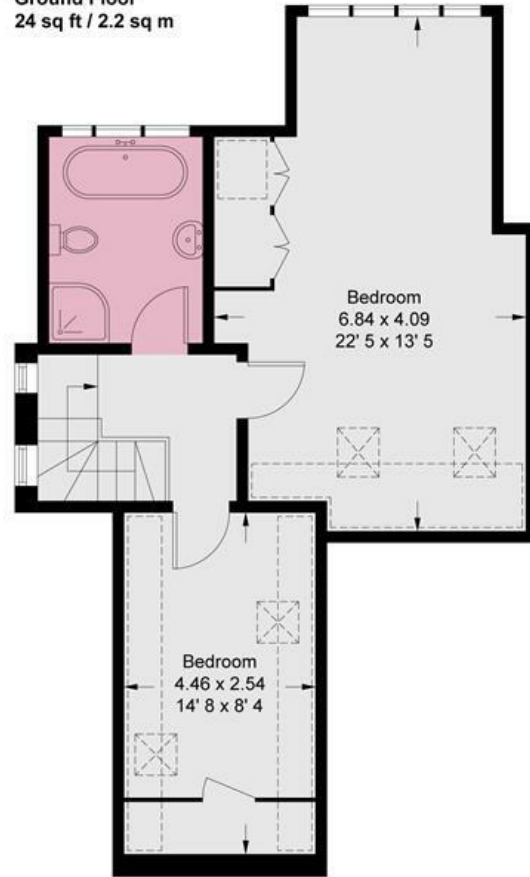
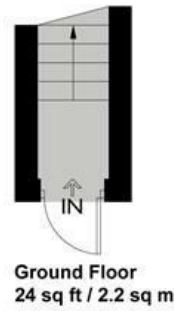
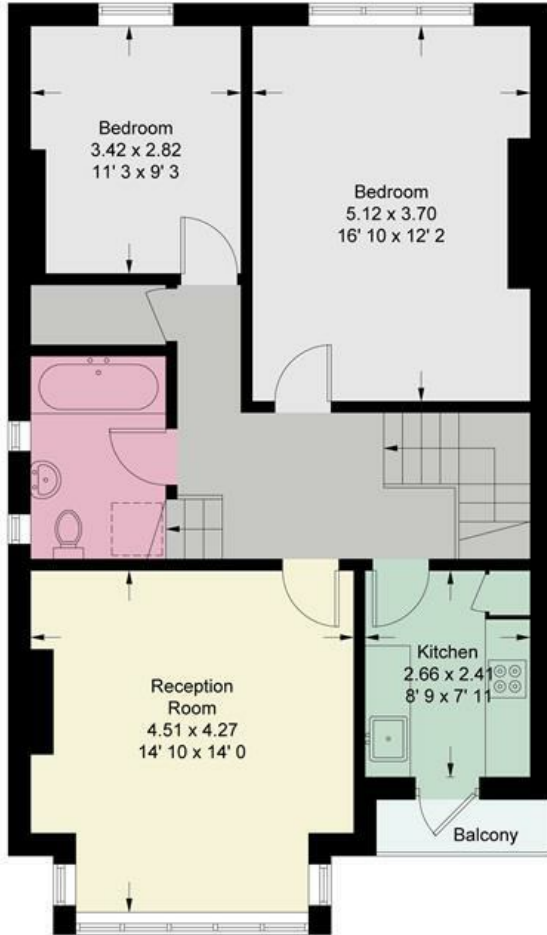
Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 82 sq ft / 7.6 sq m
Total = 1325 sq ft / 123.1 sq m



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= Reduced headroom below 1.5m / 5'0



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

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

