



JAMES
ANDERSON



TO LET

Sunbury Avenue, East Sheen, SW14

£4,800 Per Month

Per Month

A very spacious and well presented semi detached family home located on the popular Parkside of East Sheen, moments away from Richmond and Palewell Park with sports facilities and Montessori Nursery. The accommodation comprises a wide entrance hall, two reception rooms and a stunning extended kitchen/dining room. The upper floors provides the principle bedroom plus four further bedrooms and two bathrooms. The property further benefits from having a large west facing garden, an external utility room and a garage. Located within easy reach of Mortlake Station (24mins to Waterloo).

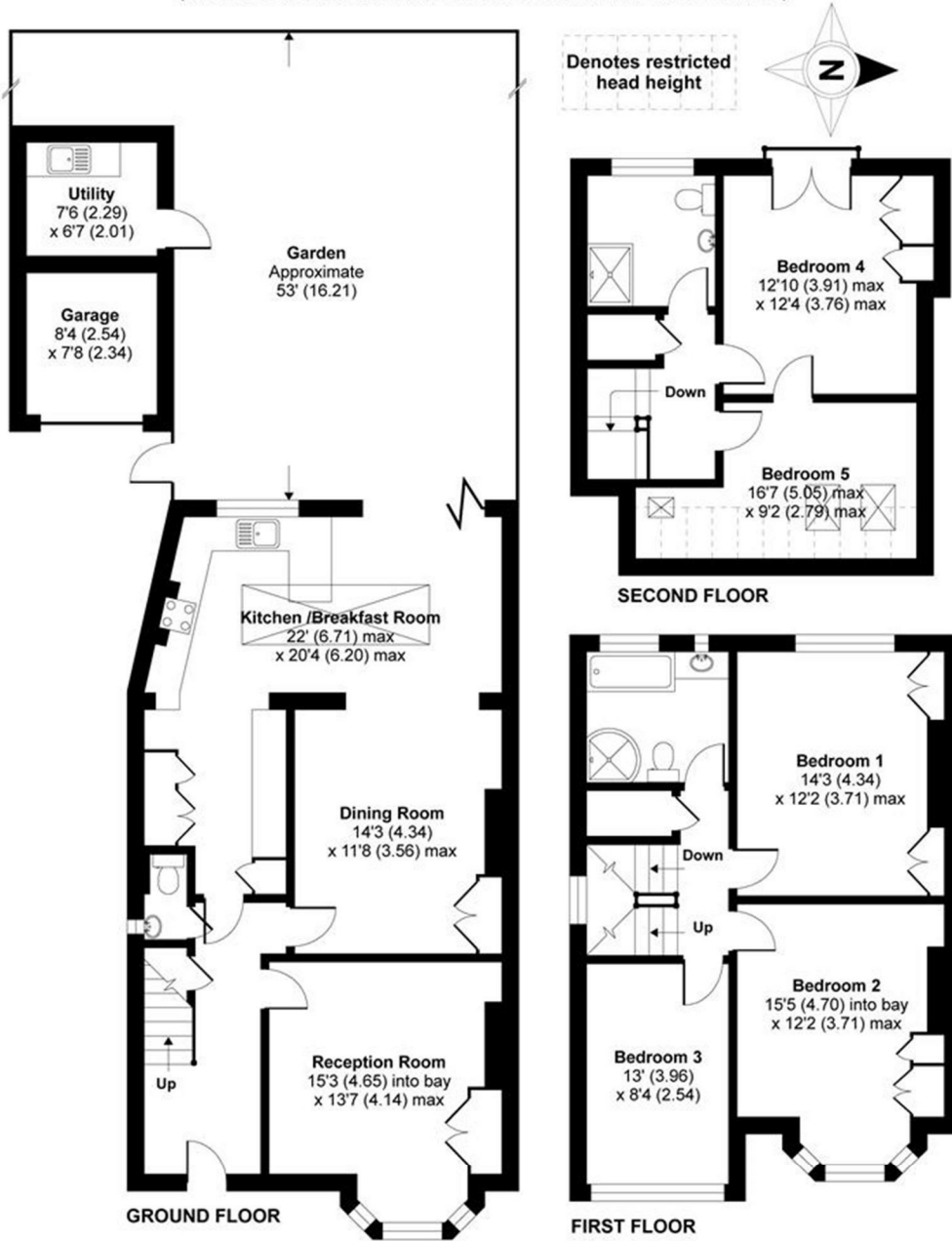


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Sunbury Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1881 SQ FT 174.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & UTILITY & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

