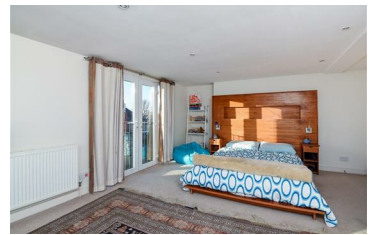




**JAMES  
ANDERSON**



# TO LET

Gilpin Avenue, East Sheen, SW14

# £5,000 Per Month

Per Month

A large four bedroom family house located within minutes of Palewell Common and Richmond Park. Finished to a good specification throughout the ground floor comprises large reception room with wooden flooring and under floor heating, a stunning modern kitchen incorporating an additional reception and dining area with folding doors opening a landscape designed and well maintained west facing garden. The property also benefits from a utility room and downstairs WC. The first floor hosts two double bedrooms (one with ensuite bathroom) with built in storage and a further single bedroom and well appointed family bathroom with under floor heating. The second floor boasts a large double bedroom with walk in wardrobe, Juliette balcony and seating area plus a unique and attractive ensuite bathroom. Situated close to the shopping of East Sheen Town Centre, East Sheen Primary School and several children's nurseries/play groups makes this property a fantastic rental opportunity. Mortlake, Barnes and Barnes Bridge train stations are all close by with travel time into Waterloo of approximately 25 minutes.

-  Four Bedrooms
-  Three Bathrooms
-  Unfurnished
-  Stunning Kitchen / Diner
-  EPC Rating C | Council Tax Band G | Holding Deposit £992.30
-  Close to Stations
-  Close to Schools
-  Parkside Location
-  West Facing Garden
-  Deposit Required £5,953.84 | Minimum Term 12 Months

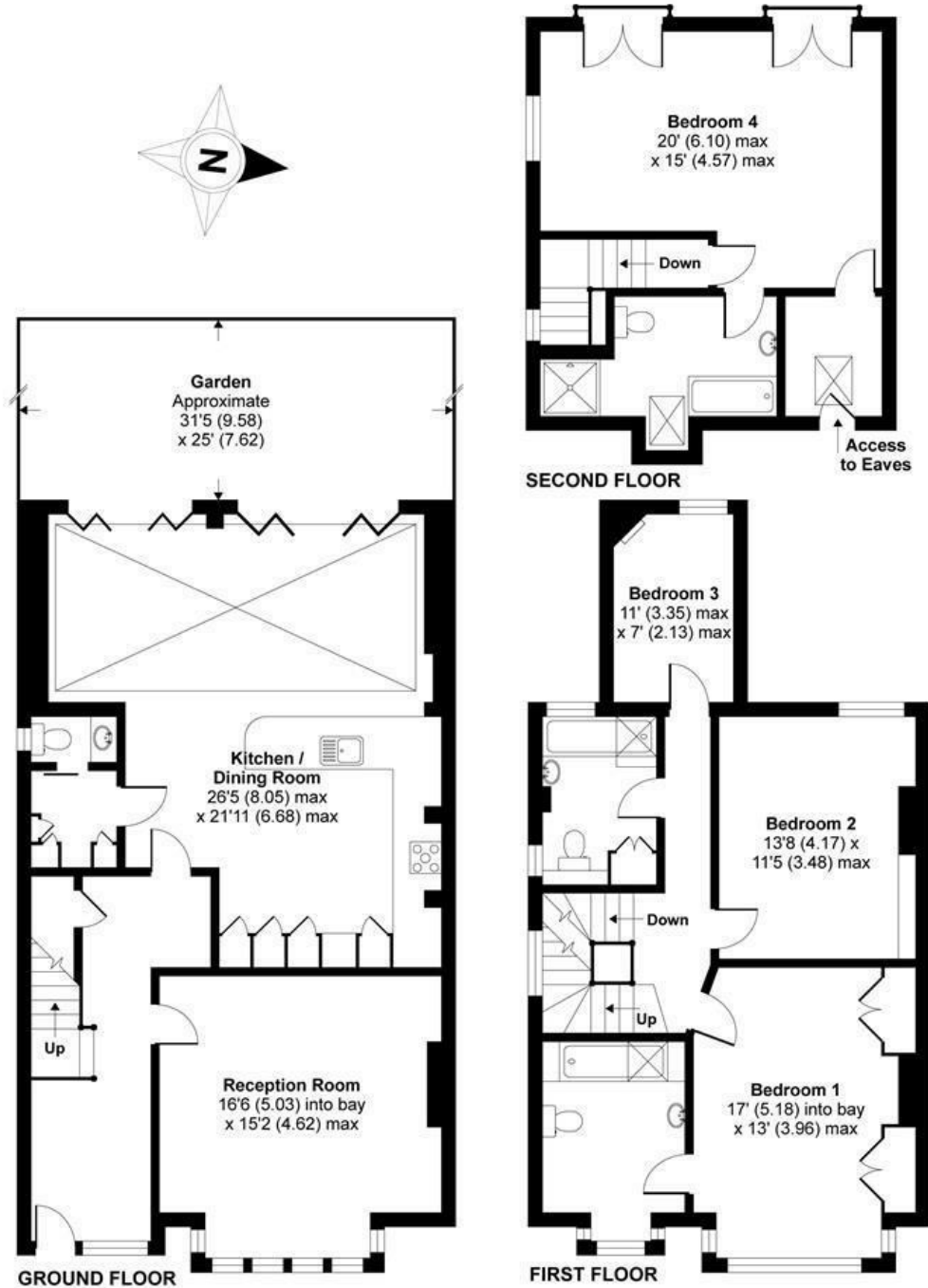


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Gilpin Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 2196 SQ FT 204 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>54</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

