



**JAMES
ANDERSON**



TO LET

Grosvenor Avenue, Sheen, SW14

£5,000 Per Month

Per Month

A simply stunning five double bedroom period house located in this highly desirable location. The property is just moments from Richmond Park, East Sheen Primary School and Mortlake Station which offers superb transport links into central London, while several shops, bars and restaurants are a short walk away. The house has been beautifully converted from the ground floor and into the loft. The finish is to an extremely high standard and offers modern, light and spacious living throughout. The ground floor comprises bay fronted reception room, downstairs cloakroom, utility room and a brilliant open-plan kitchen with bi-folding doors leading to a lovely sunny garden. To the first floor there are three double bedrooms and a modern bathroom and on the second floor there are two further double bedrooms and a second modern bathroom.

Deposit Required: £6,923.07

Minimum Term: 12 months

Holding Deposit: £1,153.84 (one week's rent)



Five Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen



EPC Rating D / Council Tax Band G / Holding Deposit £1,153.84



Mortlake Station



East Sheen Primary School



Close to Richmond Park



Under Floor Heating



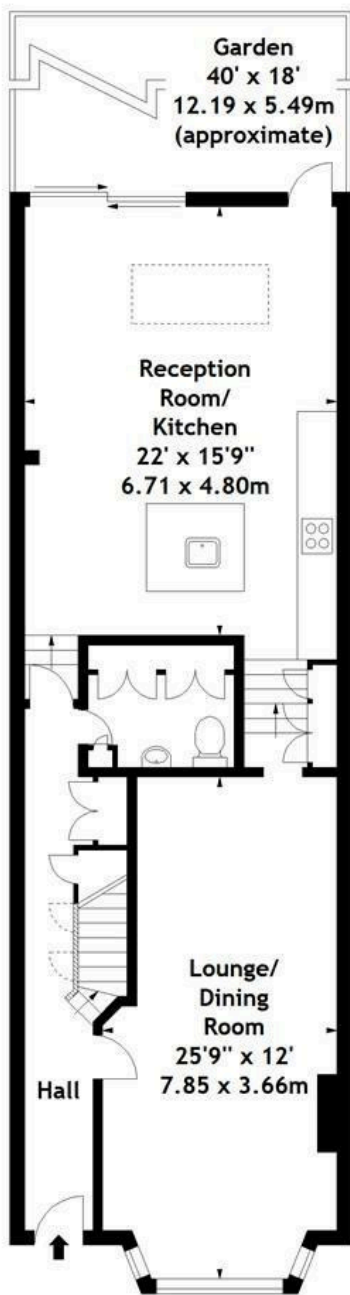
Deposit Required £6,923.07



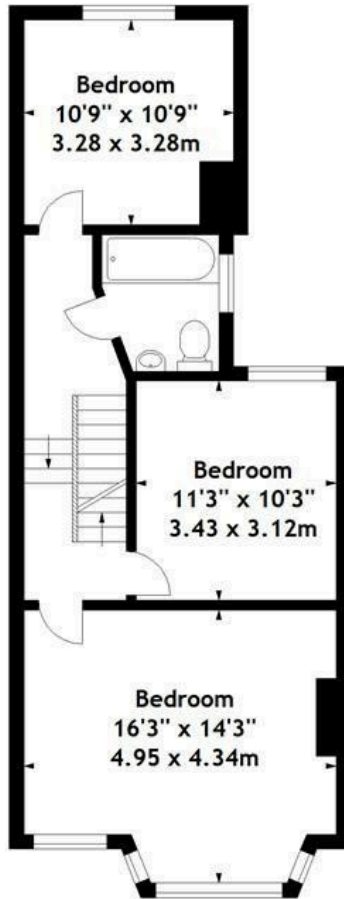
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

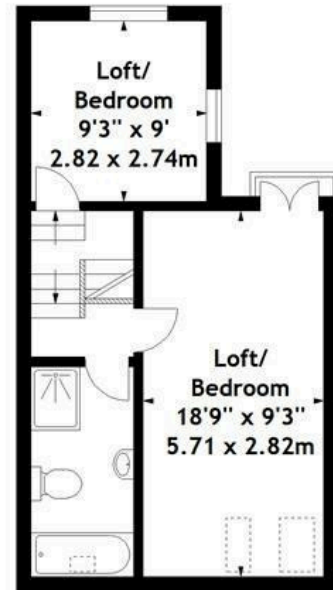
Grosvenor Avenue, SW14
 Approx. Gross Internal Area
 1808 Sq Ft - 167.96 Sq M



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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	

