



**JAMES  
ANDERSON**



# TO LET

Penrhyn Crescent, East Sheen, SW14

# £1,700 Per Month

Per Month

A spacious two bedroom apartment within close proximity of Mortlake Station, Richmond Park and the River Thames. This superb rental opportunity offers a bright reception room with lots of natural light, a fitted white gloss kitchen, a fitted bathroom and two bedrooms (one double and one single bedroom). The property further benefits from a private balcony and is conveniently located in an attractive location and offers great access to local shops, schools, supermarkets and the bars and restaurants of East Sheen Town Centre. For the motorist M3/M4 motorways are easily accessible for road routes to the west.



Two Bedrooms



Spacious Bathroom



Unfurnished



Fitted Kitchen



EPC C | Council Tax Band C | Holding Deposit £414.23



Mortlake Station



Sheen Mount Primary



Close to Richmond Park



Private Balcony

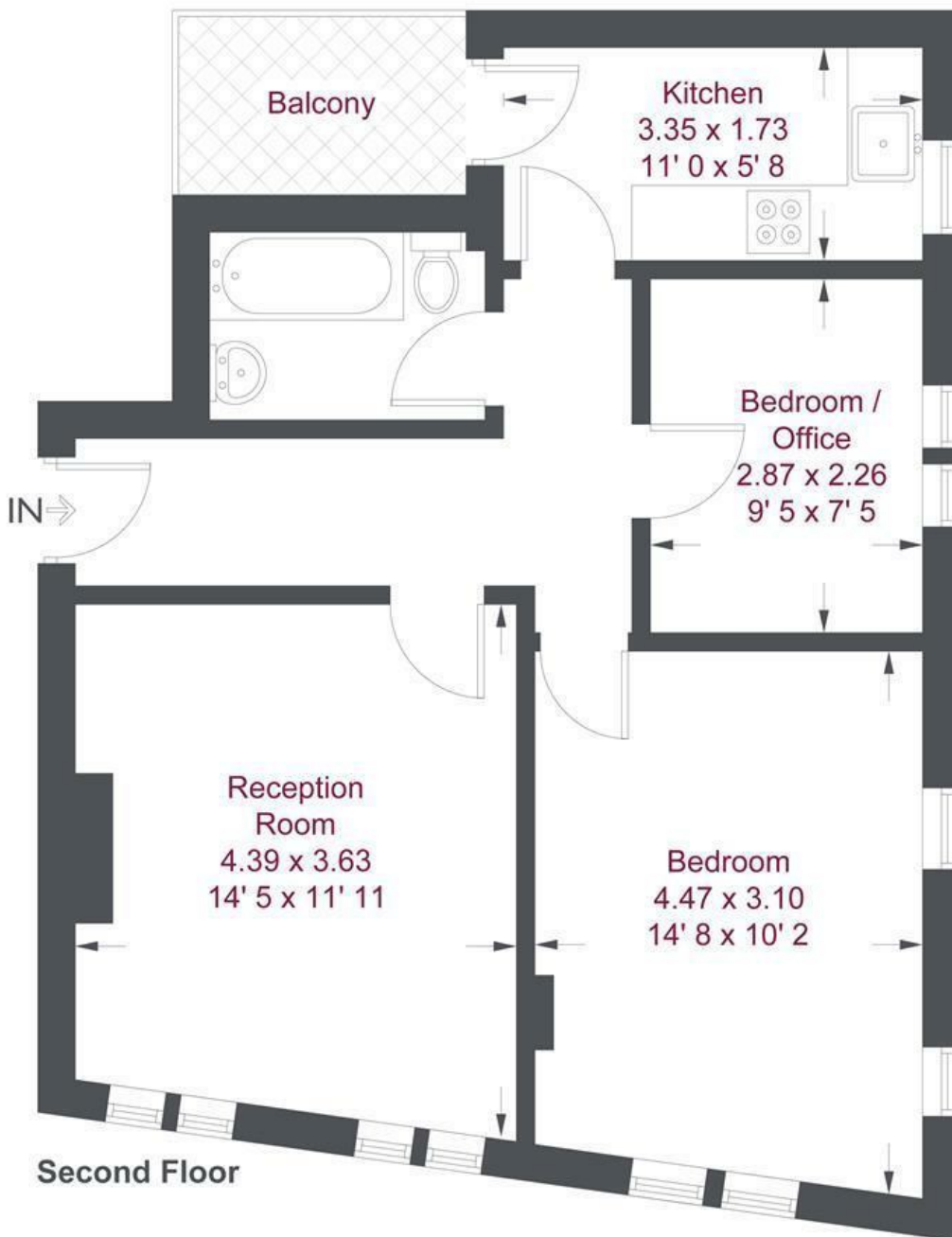


Deposit Required £1961.53 | Minimum Term 6 Months



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

0208 876 6611



### Penrhyn Crescent

Approximate Gross Internal Area = 584 sq ft / 54.3 sq m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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