



JAMES  
ANDERSON



## TO LET

Graemesdyke Avenue, East Sheen, SW14

**£4,700 Per Month**

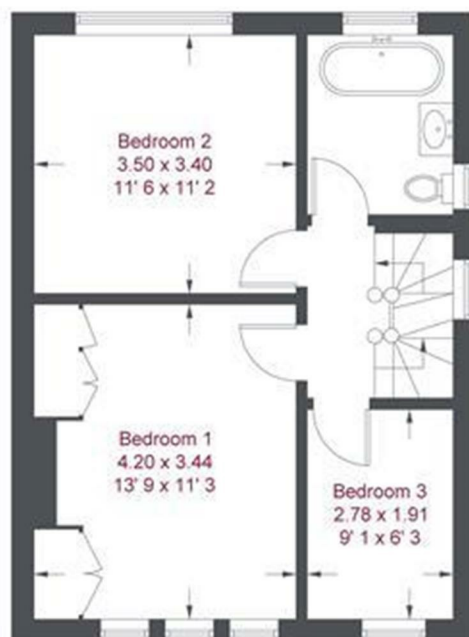
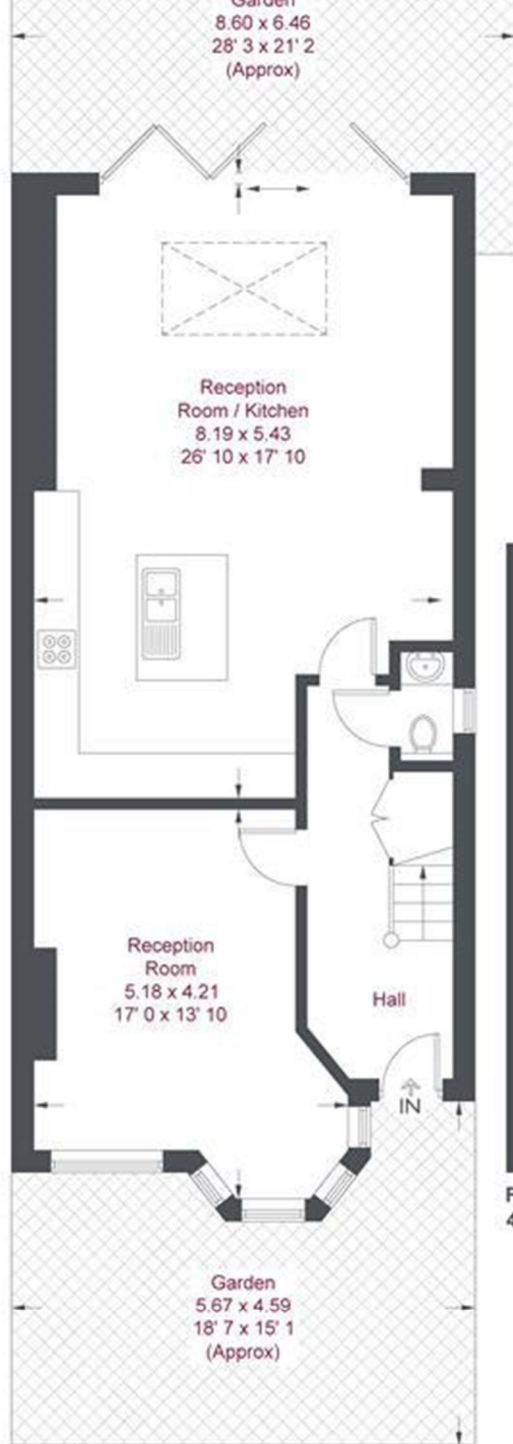
Per Month

This exceptional house provides ideal accommodation for both entertaining and family living. The ground floor offers a cosy reception room with wooden floors, separate w/c, plenty of understair storage, and a stunning extended kitchen/family room that opens directly onto a landscaped rear garden through bi-folding doors. The first floor offers two double bedrooms and a single bedroom, along with a modern family bathroom. The large principal bedroom can be found on the top floor of the property and features an en-suite shower room, juliet balcony and eaves storage. Graemesdyke Avenue is ideally located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent shops, restaurants, bars, gastro pubs and coffee shops. Mortlake Station which provides direct services to London Waterloo, the River Thames and Richmond Park are all within walking distance.



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

0208 876 6611



**First Floor**  
468 sq ft / 43.5 sq m



**Second Floor**  
473 sq ft / 43.9 sq m  
(Including Reduced Headroom / Eaves Storage)

## Graemesdyke Avenue

Approximate Gross Internal Area = 1562 sq ft / 145.1 sq m

| 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 |                         |           |
|                                             | 56                      | 74        |
| <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 |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

