



**JAMES
ANDERSON**



TO LET

Coval Road, East Sheen, SW14






£6,500 Per Month

Per Month

An incredible five bedroom family home situated in a sought after road in Parkside East Sheen, over 2000 sq ft. This beautifully presented home offers a large open-plan kitchen with dining and living space, central island and bi-folding doors leading to the substantial private garden with outdoor office. The ground floor also provides a second reception room with feature fireplace, a well-appointed utility room and a downstairs cloakroom. The first floor offers three double bedrooms, two of which have built-in wardrobes, and a fourth bedroom/study. The top floor presents the principal suite with plenty of storage, freestanding bathtub and walk-in shower.

Mortlake railway station is approximately 0.6 miles away offering a frequent service to Richmond, Waterloo and Clapham Junction. There are many excellent schools in the general vicinity including East Sheen Primary School, Sheen Mount, St Pauls, The Harrodian School and Tower House. East Sheen Common is roughly 0.4 miles away, providing access to the 2,300 acres of Richmond Park.

-  Five Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Open Plan Kitchen Diner
-  EPC C | Council Tax G | Deposit £9346.15

-  Mortlake Station
-  Sheen Mount Primary School
-  Richmond Park Nearby
-  Private Garden with Office
-  Holding Deposit £1,557.69 | Minimum Term 12 Months



Coval Road

Approximate Gross Internal Area = 1983 sq ft / 184.3 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 52 sq ft / 4.8 sq m

Office = 76 sq ft / 7.1 sq m

Total = 2111 sq ft / 196.2 sq m



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

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		

