



**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



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

0208 876 6611

# 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



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	<b>69</b>	<b>80</b>

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		

