



**JAMES
ANDERSON**



TO LET

Coval Road, East Sheen, SW14

£4,500 Per Month

Per Month

Bright, spacious and inviting, this fabulous brand new detached family home boasts four bedrooms, off street parking and is located on a popular park side road. Finished to an impressive standard, the property boasts off street parking, separate reception room, a downstairs WC, four bedrooms, two bathrooms (one en-suite) and a stunning open plan modern kitchen/dining room that opens out to a generous rear garden. Coval Road is a highly sought after Parkside road, ideally situated for the amenities of the high street, Mortlake Station and Sheen Mount Primary School. The green spaces of Sheen Common and Richmond Park are within close walking distance, perfect for pet owners and the high street offers excellent transport.



Four Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen/Living Room



EPC B | Council Tax C | Deposit £5192.30



Mortlake Station



Sheen Mount Primary School



Parkside Location



Off Street Parking | Pet Friendly



Holding Deposit £1038.46 | Minimum Term 12 Months



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

0208 876 6611



Ground Floor
749 sq ft / 69.6 sq m
(Including Reduced Headroom)



Second Floor
416 sq ft / 38.7 sq m
(Including Reduced Headroom)



First Floor
496 sq ft / 46.1 sq m

Coval Road

Approximate Gross Internal Area = 1606 sq ft / 149.3 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 55 sq ft / 5.1 sq m

Total = 1661 sq ft / 154.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		84
(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	

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	

