



JAMES  
ANDERSON



## TO LET

Wallorton Gardens, London, SW14

## £4,800 Per Month

Per Month

An incredible four bedroom family home with off street parking, situated in a quiet residential Parkside road in East Sheen. A spacious entrance hall leads to a beautifully designed open plan kitchen with central island and living/dining space with bi-folding doors which open out onto the large private garden. Also on the ground floor is a second reception room and downstairs w/c. The first floor offers two double bedrooms, a stunning bathroom with walk in shower and freestanding tub, and a third bedroom. The principle bedroom is located on the top floor, benefitting from plenty of inbuilt storage and an en-suite shower room. Enviably located Parkside of East Sheen, this house also offers off street parking.



Four Bedrooms



Two Modern Bathrooms



Large Open Plan Reception



Beautiful Kitchen with Island



EPC D | Council Tax G | Holding Deposit £1142.30



Mortlake Station



East Sheen Primary School



Close to Richmond Park



Close to Shops, Cafes and Restaurants



Deposit £6853.84 | Minimum Term 12 Months



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

0208 876 6611

# Wallorton Gardens

Approximate Gross Internal Area = 1691 sq ft / 157.1 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 173 sq ft / 16.1 sq m

Total = 1864 sq ft / 173.2 sq m



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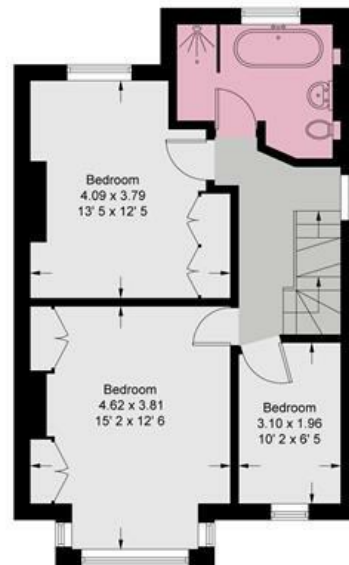
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
786 sq ft / 73 sq m



**Second Floor**  
515 sq ft / 47.9 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
563 sq ft / 52.3 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 |                         |           |
|                                             | 69                      | 81        |
| England & Wales                             |                         |           |
|                                             | 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 |                         |           |
|                                                                 | 62                      | 75        |
| England & Wales                                                 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |

