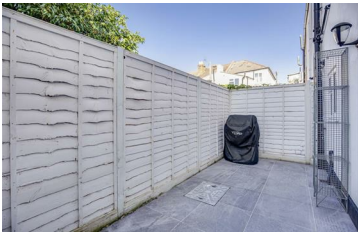




**JAMES  
ANDERSON**









# TO LET

Rock Avenue, East Sheen, SW14

# £2,450 Per Month

Per Month

A charming Victorian cottage which successfully combines a modern and contemporary interior within a handsome period building. The stylish accommodation is arranged over two floors and has been refurbished to include an entrance hall with staircase leading to first floor landing, reception room that is open plan to the kitchen/dining room with French doors providing access to a secluded private west facing rear garden. The first floor comprises two double bedrooms with fitted wardrobes, a modern bathroom and access to a large loft area ideal for storage. The property is a short walk away from Mortlake station providing direct links to and from London Waterloo whilst an array of boutique shops, restaurants, cafes, and gastro pubs can be easily found on both Sheen Lane and Upper Richmond Road West. Further benefits include easy access to the River Thames, Richmond and Palewell Park together with two outstanding primary schools; Thomson House and East Sheen Primary.

-  Two Double Bedrooms
-  Mortlake Station
-  One Modern Bathroom
-  East Sheen Primary School
-  Contemporary Kitchen
-  'Royals' Area of East Sheen
-  Spacious Living Area
-  Private West-Facing Garden
-  EPC D | Council Tax E | Minimum Term 12 Months
-  Holding Deposit £542.30 | Deposit £2711.53

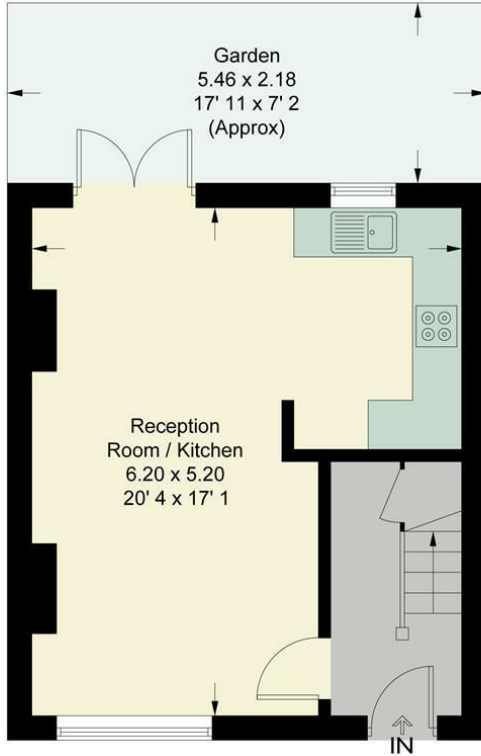


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

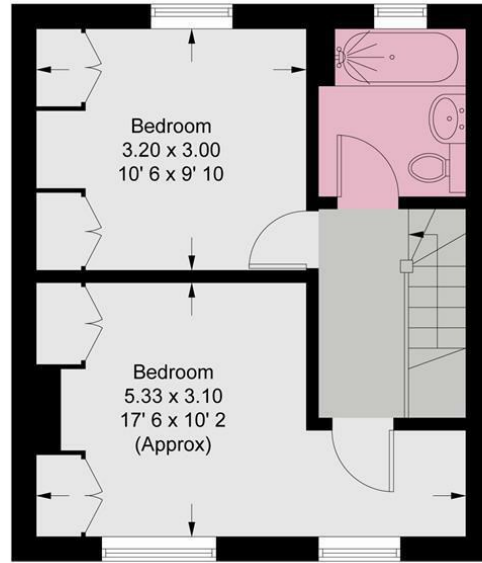
0208 876 6611

# Rock Avenue

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m



**Ground Floor**  
354 sq ft / 32.9 sq m



**First Floor**  
350 sq ft / 32.5 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

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	

