



JAMES  
ANDERSON



## TO LET

Kingsway, East Sheen, SW14

**£4,700 Per Month**

Per Month

A wonderfully spacious five bedroom house on Kingsway, Mortlake. Arranged over three floors, this property benefits from a large open plan kitchen diner with integrated appliances, central island and bi-folding doors leading out onto a good sized garden, perfect for indoor/outdoor living. The ground floor also offers a double reception room, w/c and plenty of storage. Located on the first floor the principal bedroom has an en-suite shower room, and there are two further double bedrooms which share a modern bathroom. The top floor benefits from two further bedrooms which share a modern shower room, alongside a thoughtfully designed utility room and eaves storage. Kingsway is close to several shops, cafes and restaurants, while Mortlake and North Sheen stations are a short walk.



Five Bedrooms



Three Bathrooms



Two Receptions



Open Plan Kitchen



EPC D | Council Tax F | Holding Deposit £980.76



Mortlake Station



Excellent Local Schools



Close to the Shops & Restaurants



Private Garden



Minimum Term 12 Months | Deposit £6507.69



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

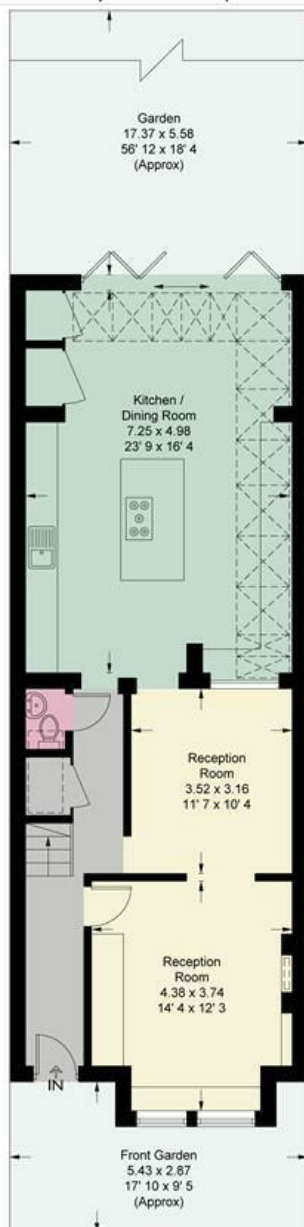
0208 876 6611

# Kingsway

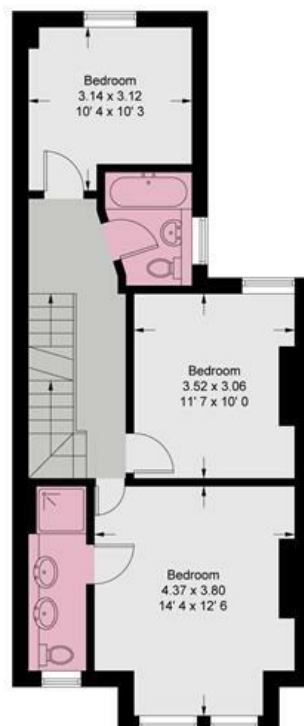
Approximate Gross Internal Area = 1820 sq ft / 169.1 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 102 sq ft / 9.5 sq m  
Total = 1922 sq ft / 178.6 sq m



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**Ground Floor**  
829 sq ft / 77 sq m  
(Including Reduced Headroom)



**First Floor**  
579 sq ft / 53.8 sq m



**Second Floor**  
514 sq ft / 47.8 sq m  
(Including Reduced Headroom / Eaves)

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.

