



**JAMES  
ANDERSON**



# TO LET

# £4,500 Per Month

Graemesdyke Avenue, East Sheen, SW14

Per Month

A beautiful end of terrace house situated on the pretty tree-lined Graemesdyke Avenue, a short walk from Mortlake station. This home offers a spacious double reception, downstairs w/c and a stunning open-plan fully equipped kitchen with central island and skylights allowing plenty of natural light throughout. The bi-folding doors open out to the easy to maintain south-west facing private garden which has side access. Upstairs there are two double bedrooms with built-in storage, an office/single bedroom and family bathroom. The principal bedroom on the top floor benefits from a Juliet balcony, plenty of storage and a modern shower en-suite. Graemesdyke Avenue is located conveniently for all of East Sheen's restaurants, cafes and shops, Sheen Mount Primary School and Richmond Park. Mortlake Station provides transport links to Waterloo (23 minutes) and Richmond (3 minutes).



Four Bedrooms



Two Bathrooms



EPC D | Council Tax F | Holding Deposit £1038.46



Stunning Open Plan Kitchen



Deposit £6230.76 | Minimum Term 12 Months



Mortlake Station Nearby



Sheen Mount Primary School



Close to Shops/Cafes/Restaurants



Richmond Park Nearby



Unfurnished



# Graemesdyke Avenue

Approximate Gross Internal Area = 1410 sq ft / 131 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m  
 Total = 1521 sq ft / 141.3 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>			<b>82</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		

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		

