



JAMES  
ANDERSON



## TO LET

Gilpin Avenue, East Sheen, SW14

**£6,000 Per Month**

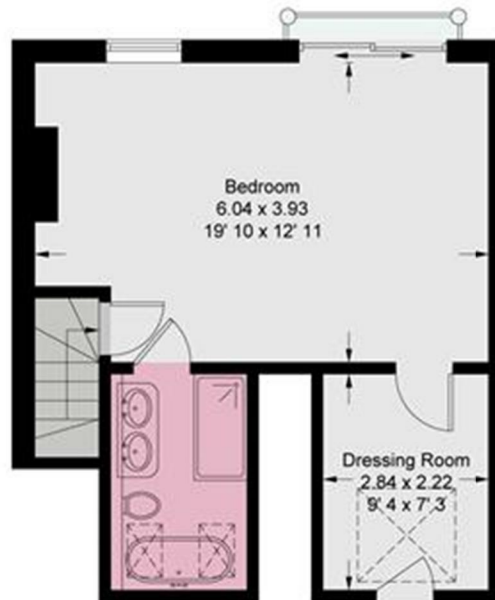
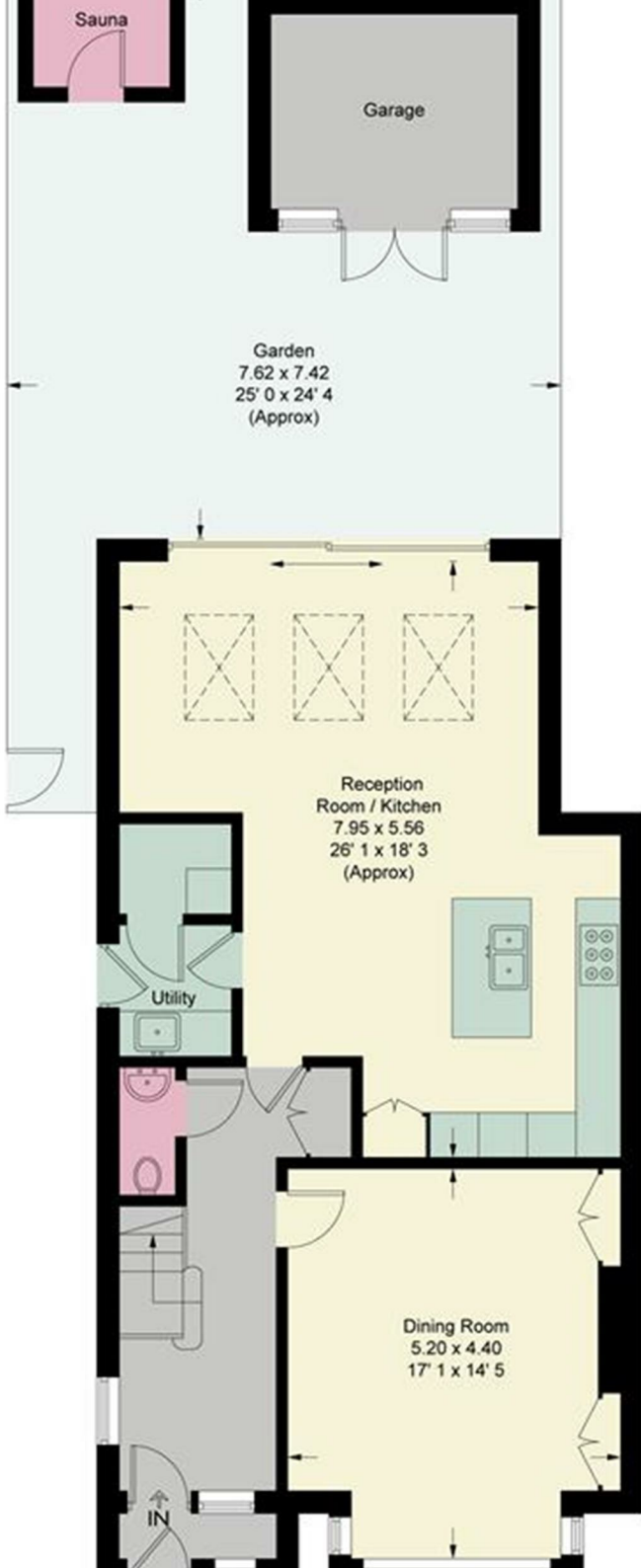
Per Month

An incredible family home situated in the sought after Gilpin Avenue, on the Parkside of East Sheen just moments away from Palewell Common. This property has been thoughtfully refurbished to an exceptional standard offering a large open plan kitchen/diner with SMEG Aga, wine fridge and central island. Bi-folding doors open out onto the easy to maintain private garden with home office/gym and sauna. Also on the ground floor is a formal sitting room with log burner, utility room and w/c. Upstairs you will find three good sized bedrooms and a stunning bathroom. The principal suite on the top floor has been designed to create a walk-in wardrobe and beautiful bathroom suite with freestanding bath. Mortlake station is just over half a mile away which provides a frequent services to Clapham Junction and London Waterloo. There are excellent schools in the area including Richmond Park Academy, Ibstock Place School and many first-rate State Primary Schools including East Sheen Primary.

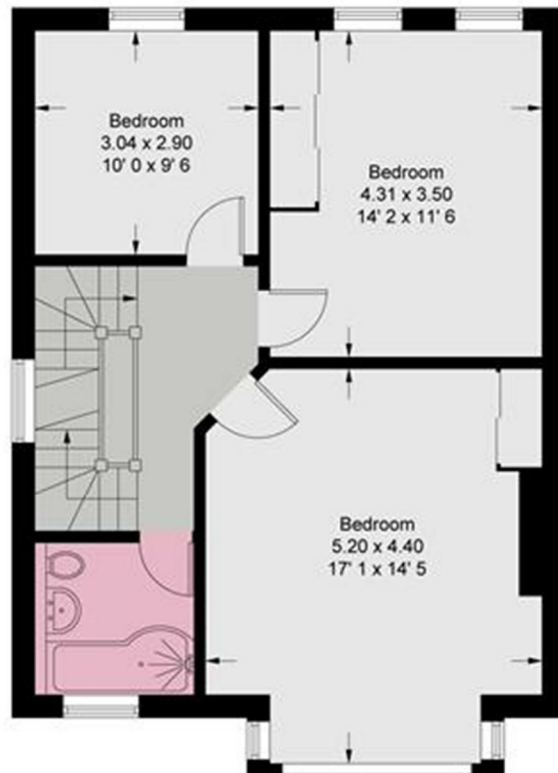


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



**Second Floor**  
400 sq ft / 37.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	

