



**JAMES
ANDERSON**



TO LET

Coval Gardens, East Sheen, SW14

£3,700 Per Month

Per Month

Rare opportunity to rent a large three bedroom semi-detached family home, located on the enviable cul-de-sac of Coval Gardens. The property comprises two large reception rooms with a conservatory on the ground floor as well as a fitted kitchen with utility room. The rear garden is especially sizeable with both a lawned area and paving area. On the first floor is a family bathroom with standalone shower cubicle, bath, WC and vanity unit. The two main bedrooms are of a very good size with built in wardrobes. Finally there is a large single bedroom with en-suite. The loft is accessible for storage needs. This home is ideally situated for Sheen Mount Primary School. Further benefits include the garage and off street parking.



Three Bedrooms



Two Bathrooms



Unfurnished



Fitted Kitchen with Utility Area



EPC Rating E | Council Tax F | Holding Deposit £853.84



Mortlake Train Station



Sheen Mount Primary School



Off Street Parking & Garage



Very Large Garden



Deposit £4269.23 | Minimum Term 12 Months

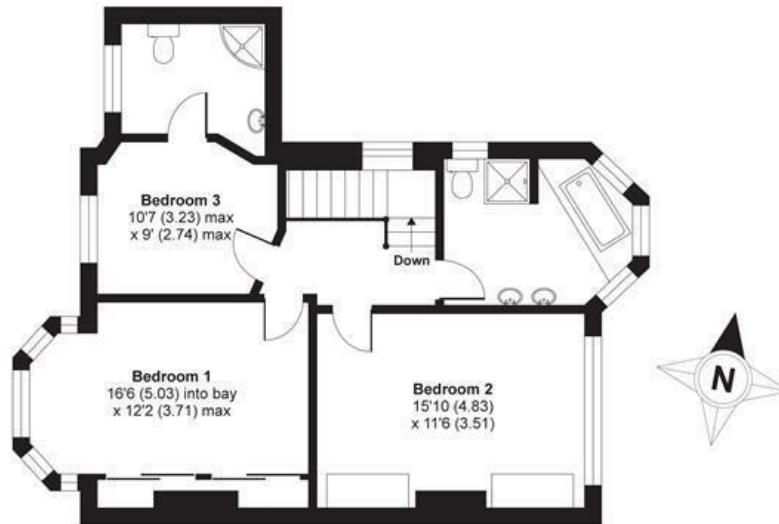


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

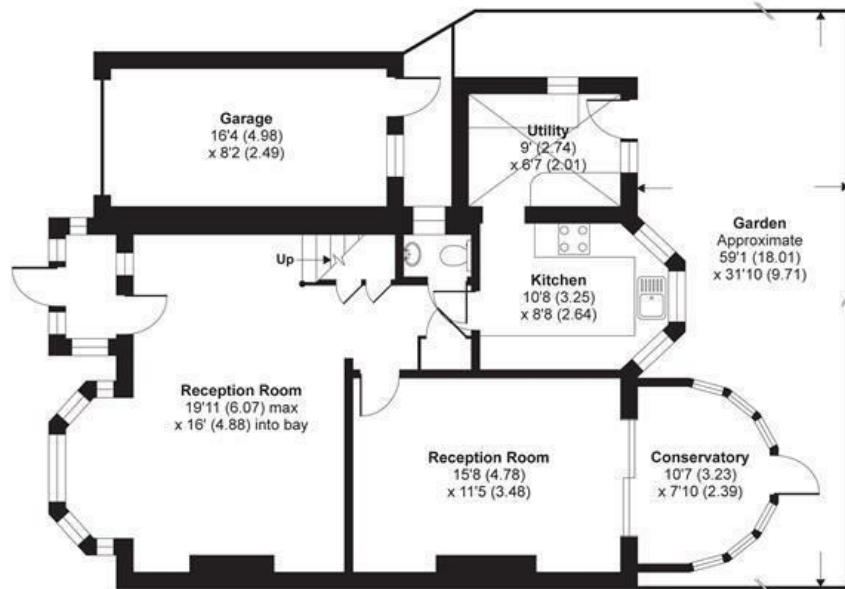
0208 876 6611

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APPROX. GROSS INTERNAL FLOOR AREA 1669 SQ FT 155 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

