



**JAMES  
ANDERSON**



## TO LET

Penrhyn Crescent, East Sheen, SW14

## £1,850 Per Month

Per Month

A large two bedroom apartment with balcony, within close proximity of Mortlake Station, Richmond Park and the River Thames. This superb rental opportunity offers a bright reception room with lots of natural light, a fitted kitchen, a fitted bathroom and two bedrooms. The property further benefits from a private balcony and is conveniently located in an attractive location and offers great access to local shops, schools, supermarkets and the bars and restaurants of East Sheen Town Centre. For the motorist M3/M4 motorways are easily accessible for road routes to the west.



Two Double Bedrooms



Modern Bathroom



Large Living Room



Modern Kitchen



EPC C | Council Tax Band C | Minimum Term 6 Months



Mortlake Station



Excellent Local Schools



Close To Richmond Park



Private Balcony

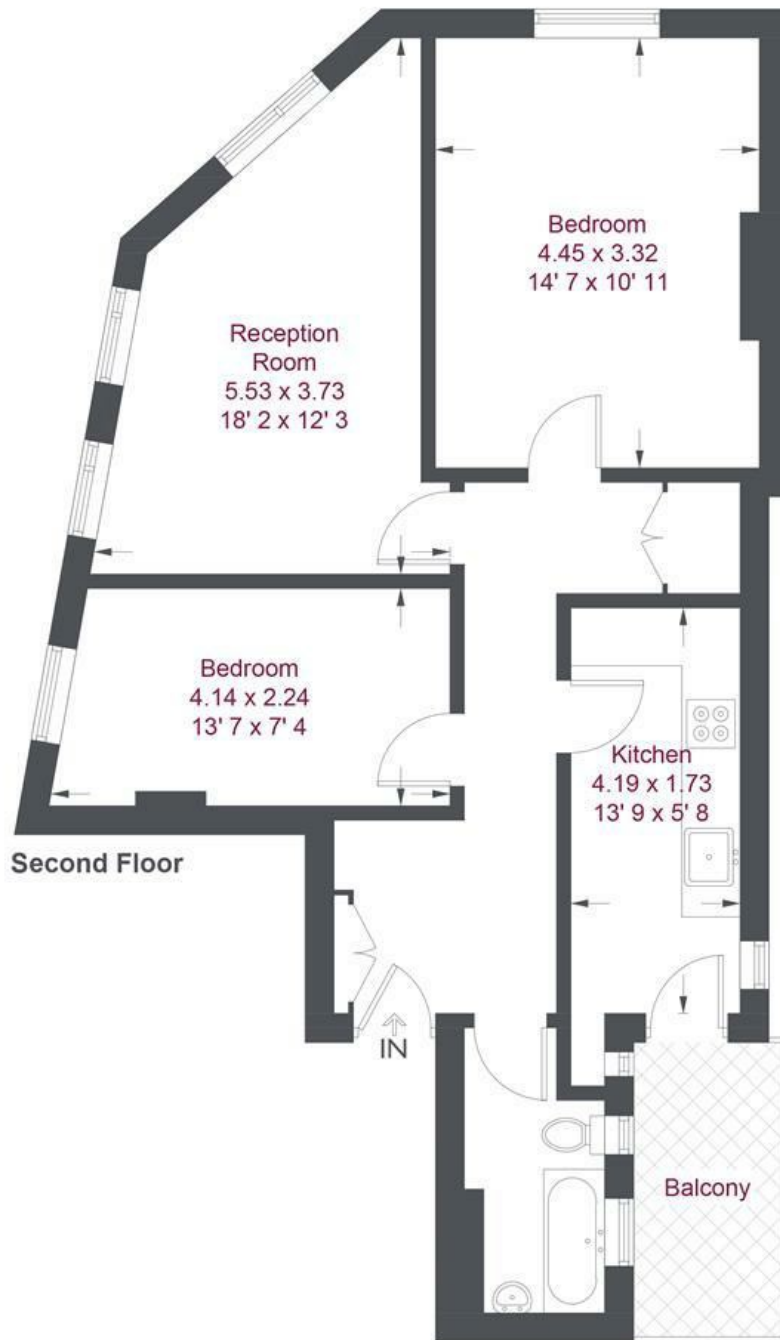


Deposit £2,134.61 | Holding Deposit £426.92



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

0208 876 6611



## Penrhyn Crescent

Approximate Gross Internal Area = 706 sq ft / 65.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	80

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		

