



**JAMES  
ANDERSON**



## TO LET

Church Avenue, East Sheen, SW14

## £2,250 Per Month

Per Month

A beautifully presented two bedroom split level conversion flat in the heart of Sheen. The property is presented at the highest of standards and is bright and spacious throughout. The first floor provides a large living room with dining area, a double bedroom, a bathroom and a fully fitted kitchen. The top floor offers a lovely principal bedroom with an en-suite shower room. Church Avenue is ideally located for outstanding local schools and for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake Station is 0.2 miles away.



Two Double Bedrooms



Two Bathrooms



Part Furnished



Large Modern Kitchen



EPC C | Council Tax Band D | Deposit £2596.15



Mortlake Station



Thomson House Catchment



Central East Sheen



Split Level Apartment



Holding Deposit £484.61 | Minimum Term 12 Months

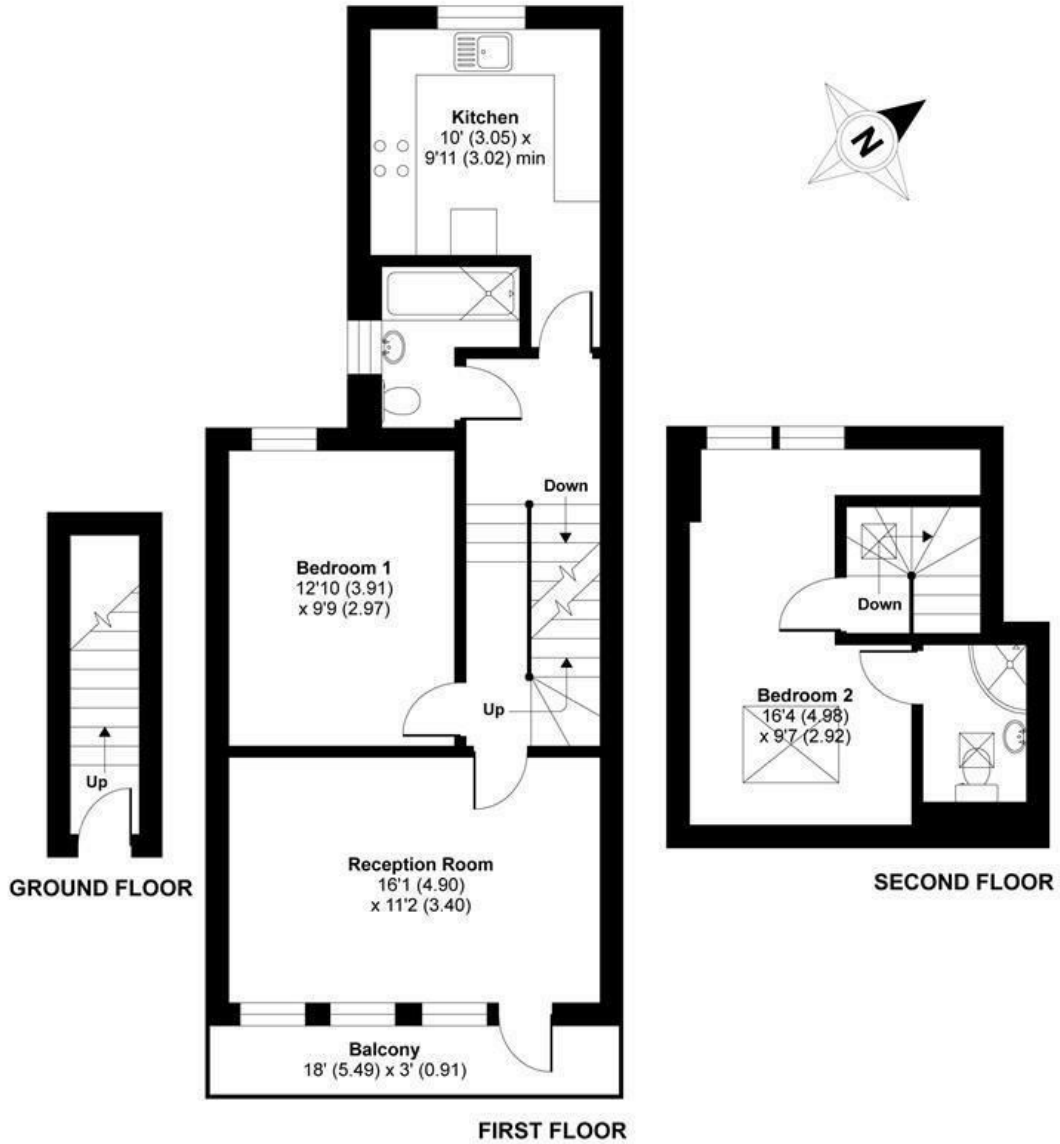


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Church Avenue, East London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT 76.7 SQ METRES



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
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	

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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