



**JAMES  
ANDERSON**



## TO LET

Church Avenue, East Sheen, SW14

## £3,500 Per Month

Per Month

A fantastic three bedroom house with a private garden, with off street parking, situated in the heart of East Sheen. This property boasts a bright and spacious living room leading to an eat-in fully fitted kitchen. Doors open out onto a newly landscaped courtyard garden. Upstairs, the principal bedroom benefits from an en-suite shower room and there are two further good sized bedrooms, and a family bathroom. Situated moments from all of East Sheen's amenities, including Richmond Park, while being a short walk to Mortlake station.



Three Bedrooms



Two Bathrooms



Unfurnished



Bright Open Plan Kitchen



EPC D | Council Tax F | Holding Deposit £807.69



Mortlake Train Station



Thomson House Primary School



Close to Shopping, Parks and River



Landscaped Garden | Off Street Parking



Minimum Term 12 Months | Deposit £4038.46



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

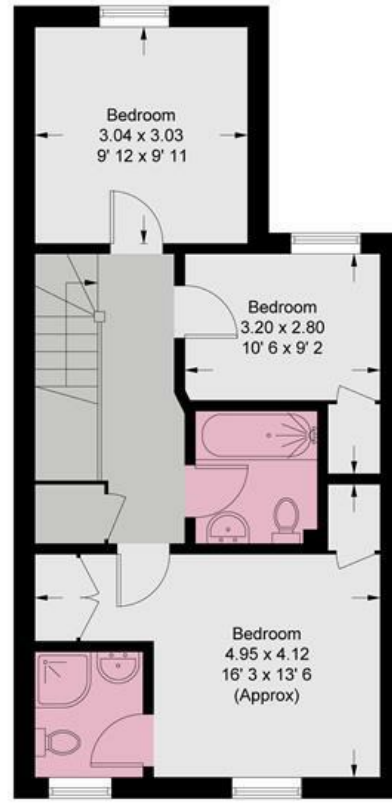
0208 876 6611

# Church Avenue

Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m



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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>			
(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>			
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