



**JAMES  
ANDERSON**



## TO LET

Gilpin Avenue, East Sheen, SW14

## £6,000 Per Month

Per Month

A beautifully designed home in Parkside East Sheen, spanning over 2000 sq ft; a perfect blend of style, comfort and functionality. The spacious entrance hall leads to a bright open-plan modern kitchen/diner, perfect for entertaining guests, with ample natural light, and high-end appliances. Bi-folding doors open out onto a low maintenance garden with built-in alfresco dining and a storage shed. The ground floor also has a second reception with feature fireplace. On the first floor you will find two double bedrooms with built-in wardrobes, a stunning bathroom and third bedroom/study. The principal suite with parquet flooring is housed on the top floor, with a luxurious dressing room/fifth bedroom and plenty of built-in wardrobes. Further benefits include a laundry/utility room, eaves storage and downstairs w/c. Gilpin Avenue is situated a short walk from Richmond Park (0.7 miles), Mortlake station (0.5 miles) and the high street with several pubs, coffee shops and Waitrose.



Five Spacious Bedrooms



Two Stunning Bathrooms | One WC



Two Reception Rooms



Large Open Plan Kitchen/Diner



EPC C | Council Tax G | Minimum Term 12 Months



Mortlake Station 0.5 Miles



East Sheen Primary School



Close to Richmond Park 0.7 Miles



Exceptional Home Over 2000 sqft



Deposit £8307.69 | Holding Deposit £1384.61

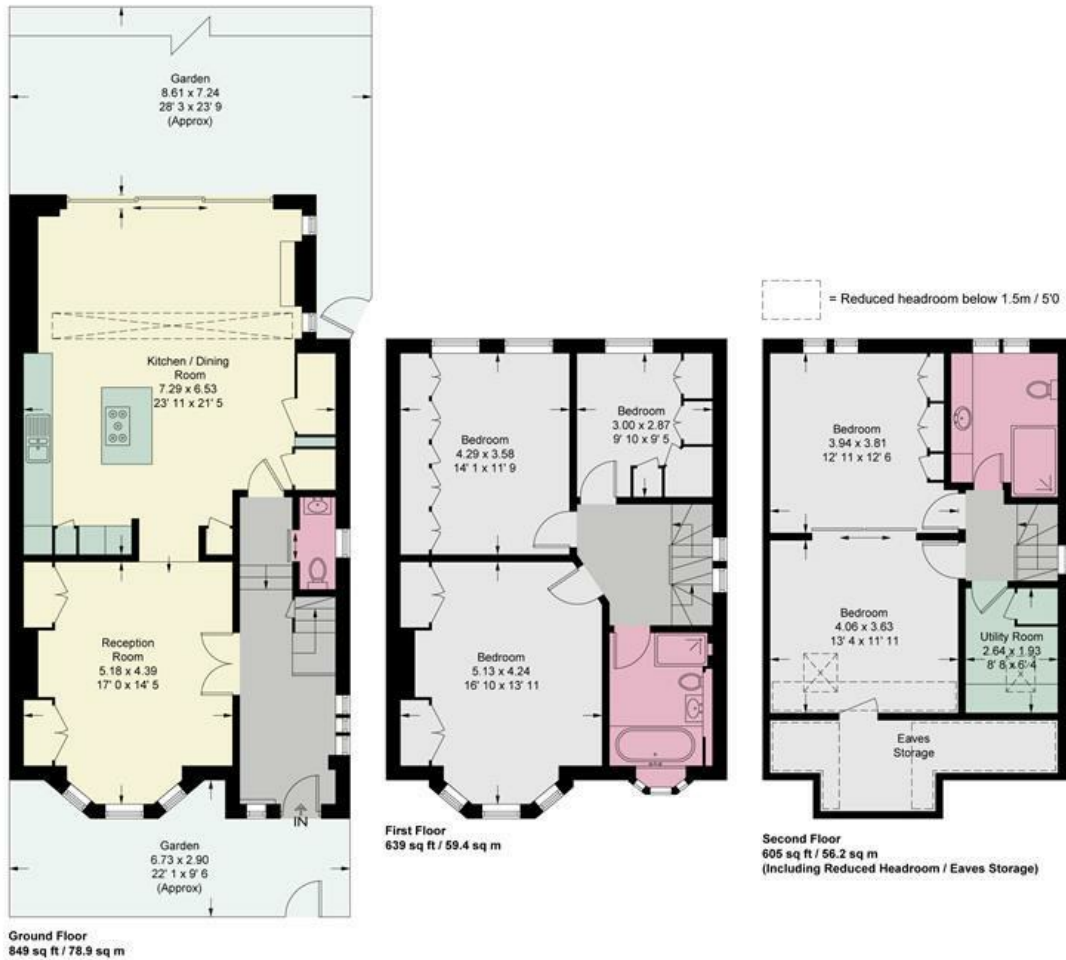


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Gilpin Avenue

Approximate Gross Internal Area = 2012 sq ft / 187 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 81 sq ft / 7.5 sq m  
 Total = 2093 sq ft / 194.5 sq m



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	72	84

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		

