



**JAMES
ANDERSON**



TO LET

Penrhyn Crescent, East Sheen, SW14

£1,900 Per Month

Per Month

A fantastic top floor apartment, overlooking East Sheen town centre. This home benefits from a very large reception room with lots of natural light with open plan fully fitted kitchen. The property also benefits from two spacious bedrooms, one with an en-suite shower room, and a second separate bathroom. The property further benefits from an additional utility room and is conveniently located close to all amenities in the area. This fantastic rental property is in an attractive location and offers great access to local shops, cafes and restaurants, while being a short walk to Mortlake station.



Two Double Bedrooms



Two Bathrooms (One Shower/One Bath)



Large Living Space



Open Plan Kitchen / Living



EPC E | Council Tax D | Deposit £2192.30



Close to Mortlake Station



Close to Local Schools



Easy Access to Shopping and Parks



Close to Waitrose



Holding Deposit £438.46 | Minimum Term 6 Months



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

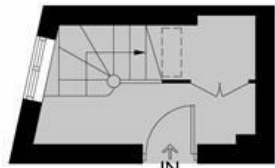
0208 876 6611

Penrhyn Crescent

Approximate Gross Internal Area = 1044 sq ft / 97 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 108 sq ft / 10 sq m



= Reduced headroom below 1.5m / 5'0"



Second Floor
70 sq ft / 6.5 sq m
(Including Reduced Headroom)

Third Floor
974 sq ft / 90.5 sq m
(Including Reduced Headroom)

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) A			
(81-91) B			
(69-80) C			
(55-68) D		54	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

