



**JAMES
ANDERSON**



TO LET

Penrhyn Crescent, East Sheen, SW14

£2,000 Per Month

Per Month

Overlooking East Sheen town centre, this home benefits from a very large reception room with lots of natural light leading to the fully fitted kitchen. The property also benefits from two spacious bedroom, one with an en-suite bathroom, 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, 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



Two Bathrooms (One Shower/One Bath)



Large Living Space



Open Plan Kitchen / Living



EPC E | Council Tax D | Deposit £2307.69



Close to Mortlake Station



Close to Local Schools



Easy Access to Shopping and Parks



Close to Waitrose




Holding Deposit £461.53 | Minimum Term 6 Months



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

0208 876 6611

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	