



**JAMES  
ANDERSON**













## TO LET

Rosamond Villas, East Sheen, SW14

## £4,250 Per Month

Per Month

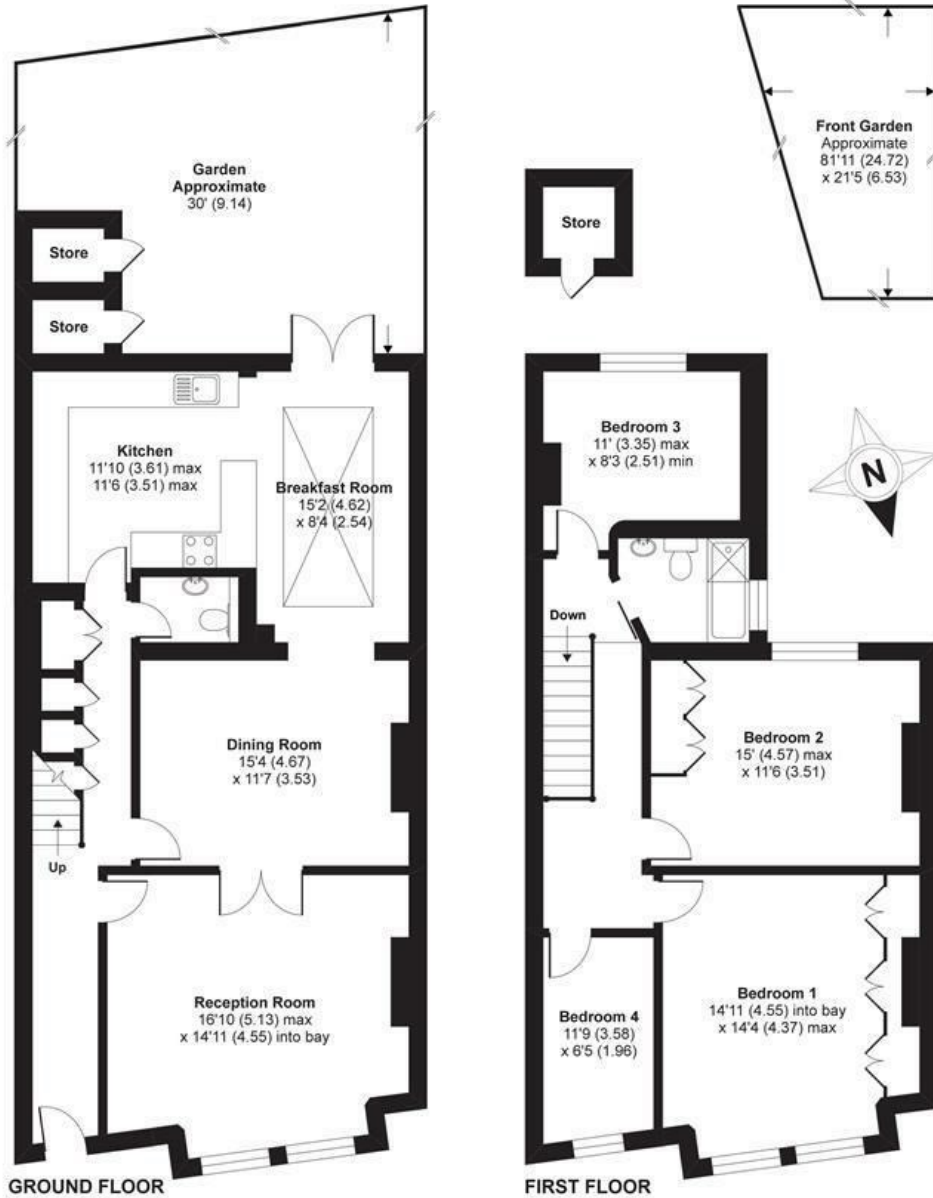
Rosamond Villas is one of the area's best kept secrets; this beautiful period home offers a wealth of original features, nestled away in a gated location off Church Avenue. With over 1600sqft of flexible living space, the ground floor hosts a large reception with wooden flooring and fireplace overlooking a generous lawned garden, second reception room, and spacious kitchen/breakfast room which leads out to a private courtyard garden. The first floor comprises three double bedrooms (two with built in wardrobes) plus a further study room and a contemporary family bathroom with shower over bath. Mortlake Station (23 mins to Waterloo) and Thomson House Primary School (OFSTED rated "Outstanding") are a short walk away. Richmond Park, River Thames and plenty of shops/cafes are also nearby.

-  Three Bedrooms & Study
-  One Bathroom & One W/C
-  Unfurnished/Part Furnished
-  Two Reception Rooms and Separate Kitchen/Diner
-  Deposit £5,884.61 | Holding Deposit £980.76
-  Mortlake Station
-  Thomson House Primary School
-  Secluded Location
-  Front and Rear Gardens
-  EPC D | Council Tax G | Minimum Term 12 Months



# Rosamond Villas, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1636 SQ FT 151.9 SQ METRES (EXCLUDES OUTBUILDINGS)



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>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</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>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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	

