



**JAMES
ANDERSON**



TO LET

Leinster Avenue, East Sheen, SW14

£2,850 Per Month

Per Month

A fantastic and well positioned two bedroom apartment with private garden. This delightful property comprises two double bedrooms, one with en-suite, family bathroom, fully fitted kitchen, ample storage and spacious double reception room with dining area leading out on to a wonderful south facing patio garden. The property also benefits from gas central heating, double glazing and a separate studio which could be used as a guest bedroom, office or gym. Leinster Avenue is close to all local amenities, schools and Mortlake train station with its direct links to London Waterloo (23 mins).


-  Two Double Bedrooms
-  Two Bathrooms
-  Double Reception
-  Eat-In Kitchen
-  EPC D | Deposit £3288.46 | Council Tax D
-  Mortlake Station
-  Excellent Local Schools
-  Close to Shops, Restaurants & Cafes
-  Private Garden
-  Separate Studio



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

0208 876 6611



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Leinster Avenue

Approximate Gross Internal Area = 882 sq ft / 81.9 sq m


(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Summer House = 181 sq ft / 16.8 sq m

Total = 1069 sq ft / 99.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	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	