



**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 |  | |

