



JAMES
ANDERSON



TO LET

Rock Avenue, East Sheen, SW14

£2,400 Per Month

Per Month

A fantastic end of terrace cottage in the popular 'Royals' area of East Sheen. This property benefits from a large reception, downstairs w/c and galley kitchen with dining area, leading to a private courtyard garden. Upstairs there are two double bedrooms and a modern bathroom with roll top bath. Rock Avenue is perfectly situated for Mortlake Station (23 mins to Waterloo), and a short stroll to all of the amenities in East Sheen and White Hart Lane.



Two Double Bedrooms



One Bathroom | One WC



Unfurnished



Eat In Kitchen



EPC D | Council Tax E | Holding Deposit £553.84



Mortlake Station



East Sheen Primary School



Close to White Hart Lane



Private Courtyard Garden with Side Access



Minimum Term 12 Months | Deposit £2769.23



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

0208 876 6611

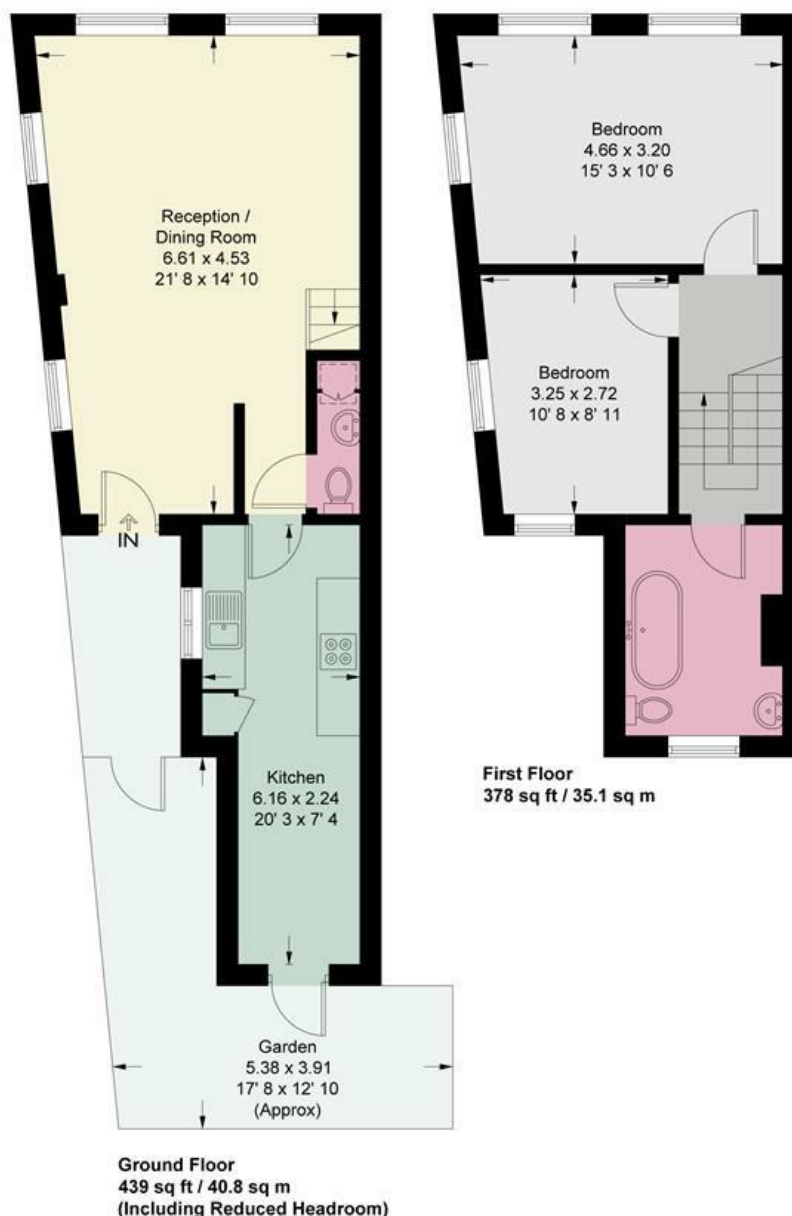
Rock Avenue

Approximate Gross Internal Area = 817 sq ft / 75.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 3 sq ft / 0.3 sq m



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= Reduced headroom below 1.5m / 5'0"



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
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	

