



JAMES
ANDERSON



TO LET

First Avenue, East Sheen, SW14

£6,250 Per Month

Per Month

This stunning four-bedroom unfurnished terrace home is ideally situated on First Avenue, moments from Barnes Bridge Station and the shops and cafes of White Hart Lane. Finished to an exceptional standard, this property offers generous living space. Immaculately presented throughout, it features elegant wooden flooring, refurbished bathrooms, and a stylish open-plan kitchen and entertaining area.

All bedrooms are equipped with air conditioning for year-round comfort, and the home is finished to a high standard, making it an ideal choice for a local family and the corporate market. A perfect blend of contemporary design and classic charm in one of London's most sought-after neighbourhoods.



Four Bedrooms



Three Bathrooms



Bright Reception Room



Stunning Kitchen Family Room



EPC D / Council Tax G / Deposit £8,653.85



Barnes Bridge Station



Barnes Primary School



Shops and Cafes on White Hart Lane



River Thames



12 Month Minimum Term / Holding deposit £1,442.31



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

0208 878 8688

First Avenue

Approximate Gross Internal Area = 1801 sq ft / 167.4 sq m
(Including Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 142 sq ft / 13.2 sq m



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Ground Floor
758 sq ft / 70.5 sq m

= Reduced headroom below 1.5m / 5'0



First Floor
607 sq ft / 56.4 sq m



Second Floor
436 sq ft / 40.5 sq m
(Including Reduced Headroom / Eaves)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

