



JAMES  
ANDERSON



# TO LET

Hood Avenue, East Sheen, SW14

# £8,000 Per Month

Per Month

This exceptional five bedroom home on Hood Avenue has been meticulously renovated by an architect to an outstanding standard. Offering generous proportions and luxurious finishes throughout, this is a truly turnkey property. To the front, a quiet study and elegant reception room provide ideal spaces for work and relaxation. With a formal dining room and a spectacular open plan kitchen, this is the heart of the home; featuring a large central island, pantry, utility room and seamless tiled flooring that extends through full-width doors onto a spacious patio and rear garden.

Upstairs, the first floor is home to a luxurious principal suite with a walk-in wardrobe and a beautifully appointed ensuite bathroom. A guest bedroom also benefits from its own ensuite, while a third double bedroom is served by a stylish family bathroom. On the top floor, two spacious bedrooms share a sleek shower room. Further benefits include underfloor heating throughout, triple glazed windows, Cat 6 electric cabling, solar panels and off street parking for one car. Hood Avenue is situated in one of the most desirable areas in East Sheen, located moments from Richmond Park. For transport, Mortlake railway station is approximately 0.7 miles away, providing a frequent service to Waterloo and Clapham Junction. There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.



Five Double Bedrooms



Four Bathrooms and WC



Two Receptions and Separate Study



Open Plan Kitchen With Pantry and Utility Room



EPC D | Council Tax G | Holding Deposit £1846.15



Mortlake Station



Excellent Local Schools



Moments From Richmond Park



Off Street Parking | Underfloor Heating



Minimum Term 6 Months | Deposit £11,076.92



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

0208 876 6611

# Hood Avenue

Approximate Gross Internal Area = 2437 sq ft / 226.4 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 45 sq ft / 4.2 sq m



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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 73        |
| (39-54) <b>E</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>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                | 53                      | 64        |
| (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 |           |

