



**JAMES  
ANDERSON**



## TO LET






Trehern Road, East Sheen, SW14




## £3,950 Per Month

Per Month

A stunning three bedroom characterful cottage in the popular 'Royals' area of East Sheen, a short stroll from Mortlake station and White Hart Lane. The front reception benefits from a pretty bay window and feature fireplace, and leads into the fully fitted kitchen with a central island and additional dining space. Doors open out onto a private west facing garden. Upstairs, there are three good sized bedrooms, a family bathroom, en-suite shower room, and eaves storage. Additional benefits include period features, wooden floors on the ground floor, plantation shutters, plenty of storage and high-spec fittings throughout.

Trehern Road is positioned enviably close to some outstanding primary schools such as Thomson House, East Sheen Primary and Barnes Primary. East Sheen hosts a number of cafes, delis, restaurants, pubs and Waitrose but you are equally close to Barnes with its Saturday Farmer's Market, two stations and Barnes pond.

-  Three Double Bedrooms
-  Two Modern Bathrooms
-  Spacious Living Room
-  Eat-In Kitchen with Island
-  EPC C | Council Tax F

-  Close to Mortlake Station
-  East Sheen Primary School
-  Private Garden
-  Unfurnished Cottage
-  Deposit £4557.69 | Holding Deposit £911.53

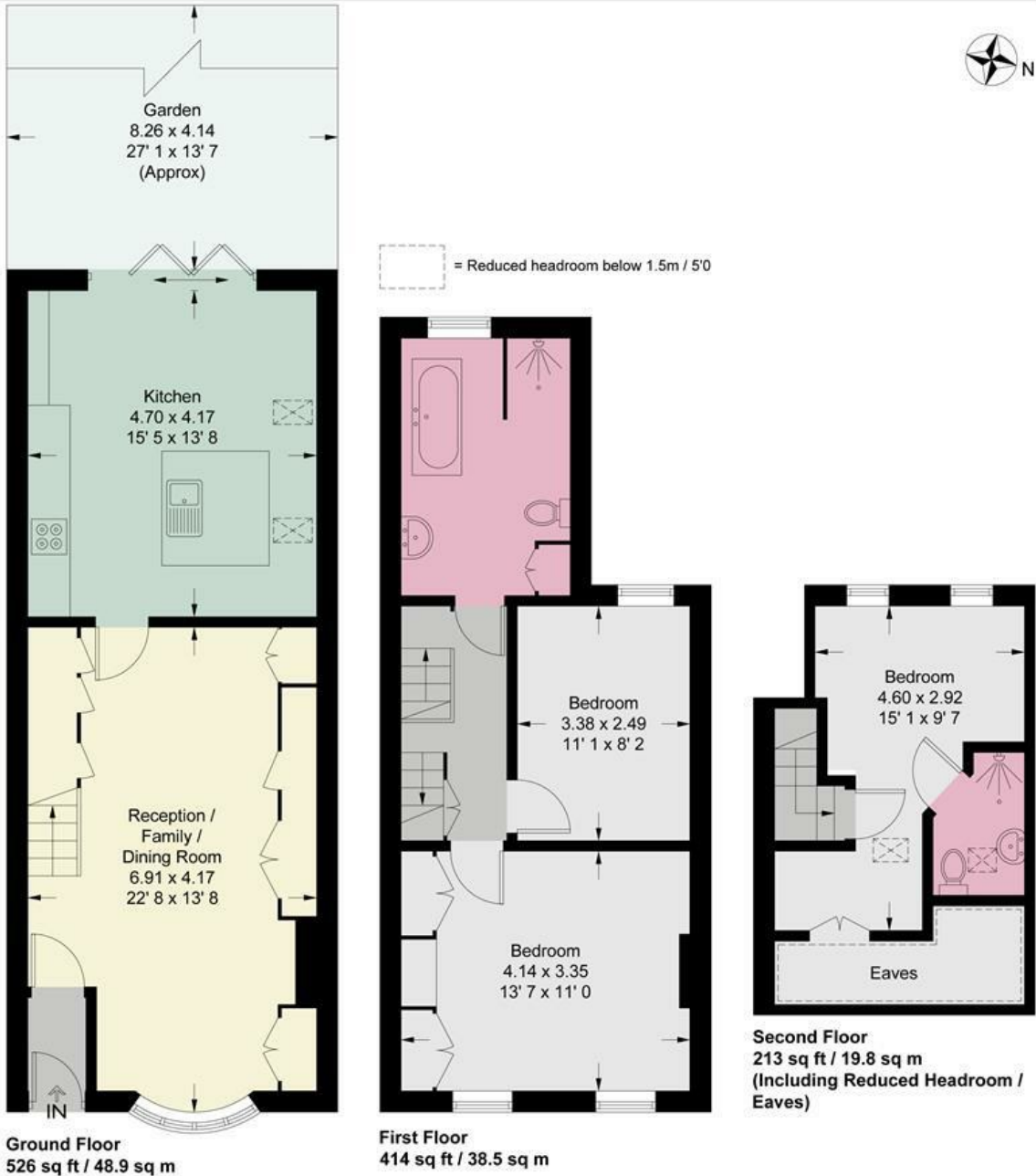


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Trehern Road

Approximate Gross Internal Area = 1153 sq ft / 107.2 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 37 sq ft / 3.4 sq m



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>			
(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		<b>71</b>

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>			
(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		<b>85</b>

