



**JAMES  
ANDERSON**













## TO LET

Portman Avenue, East Sheen, SW14

## £2,500 Per Month

Per Month

A stunning and exceptionally spacious split-level conversion flat presented in excellent order. The flat benefits from many features including a superb loft conversion providing master bedroom with en-suite, a lovely re fitted modern kitchen/breakfast room, wood flooring and a great location. The living space offers stairs to the first floor landing, bright airy living room, kitchen/breakfast room, large double bedroom, modern bathroom, storage, and stairs providing access to the second floor giving access to the master suite with an en-suite shower room, and eaves storage space. The location is highly sought after and offers great access to local shops and schools as well as being only minutes from Mortlake Station with direct links to Waterloo (22mins).

-  Stunning Split Level Flat
-  Two Double Bedrooms
-  Two Bathrooms
-  Spacious Living Room
-  EPC Rating D/ Council Tax C /Deposit £2,884.61
-  Well Presented
-  Close to Transport
-  Excellent Location
-  Eat In Kitchen
-  Holding Deposit £576.92



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

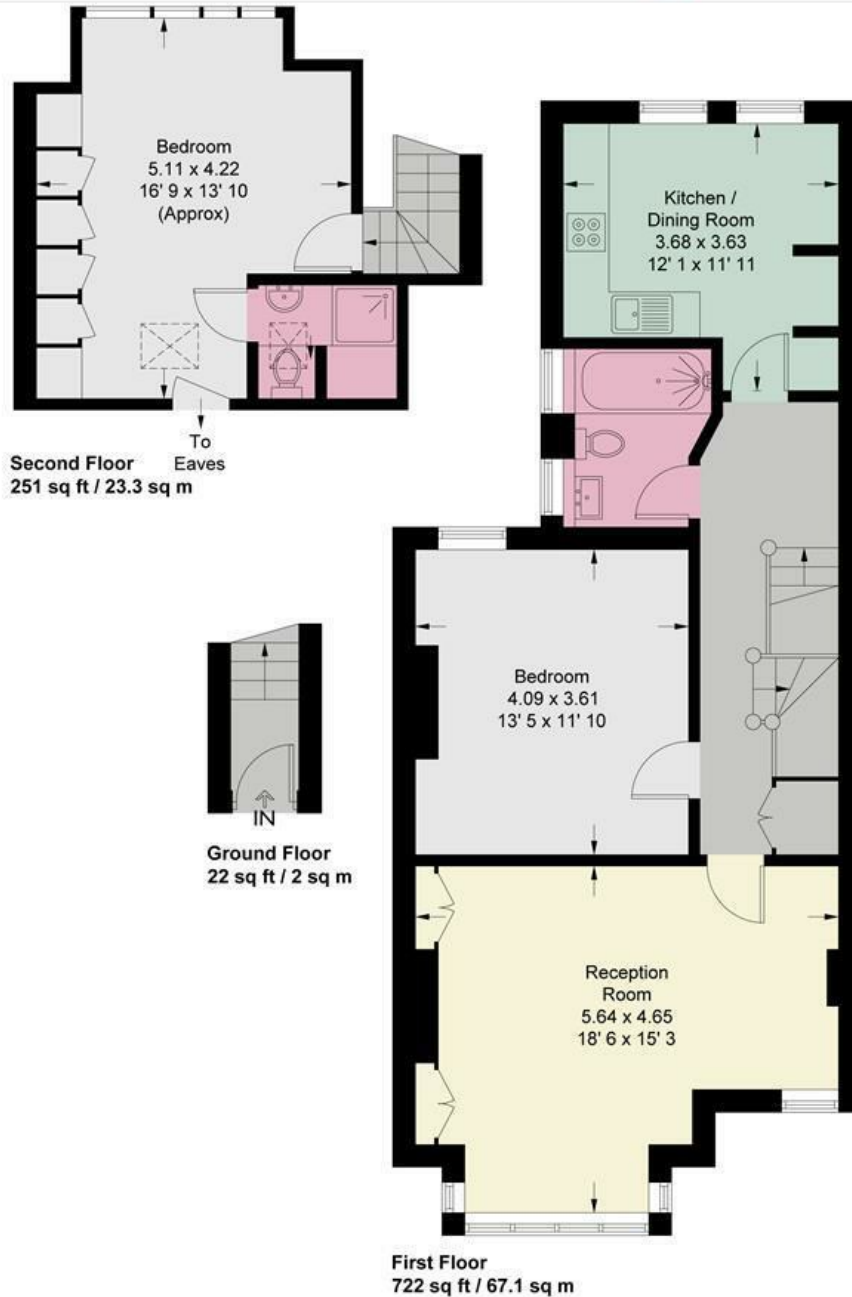
0208 876 6611

# Portman Avenue

Approximate Gross Internal Area = 995 sq ft / 92.4 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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