



**JAMES
ANDERSON**



TO LET

Percival Road, East Sheen, SW14

£4,800 Per Month

Per Month

Located close to Richmond Park is this substantial four bedroom, two bathroom family house. The ground floor presents a large double reception room and fitted kitchen with breakfast area, with doors leading to a large private garden. The garden benefits from a raised decked area for alfresco dining, large lawn and a self-contained studio/summer house with an en-suite shower room. The first floor offers three good sized bedrooms and a family bathroom, whilst the top floor offers the principal bedroom with en-suite bathroom. Richmond Park is a short walk away and Mortlake Station (24 mins to Waterloo) is within easy reach as are the shopping facilities, bars and restaurants in East Sheen.



Four Bedrooms



Two Bathrooms



Unfurnished



Eat-In Kitchen



EPC C | Council Tax F | Minimum Term 12 Months



Mortlake Station



Sheen Mount Primary



Parkside Location



Pet Friendly | Separate Outhouse/Studio



Deposit £5538.46 | Holding Deposit £1107.69

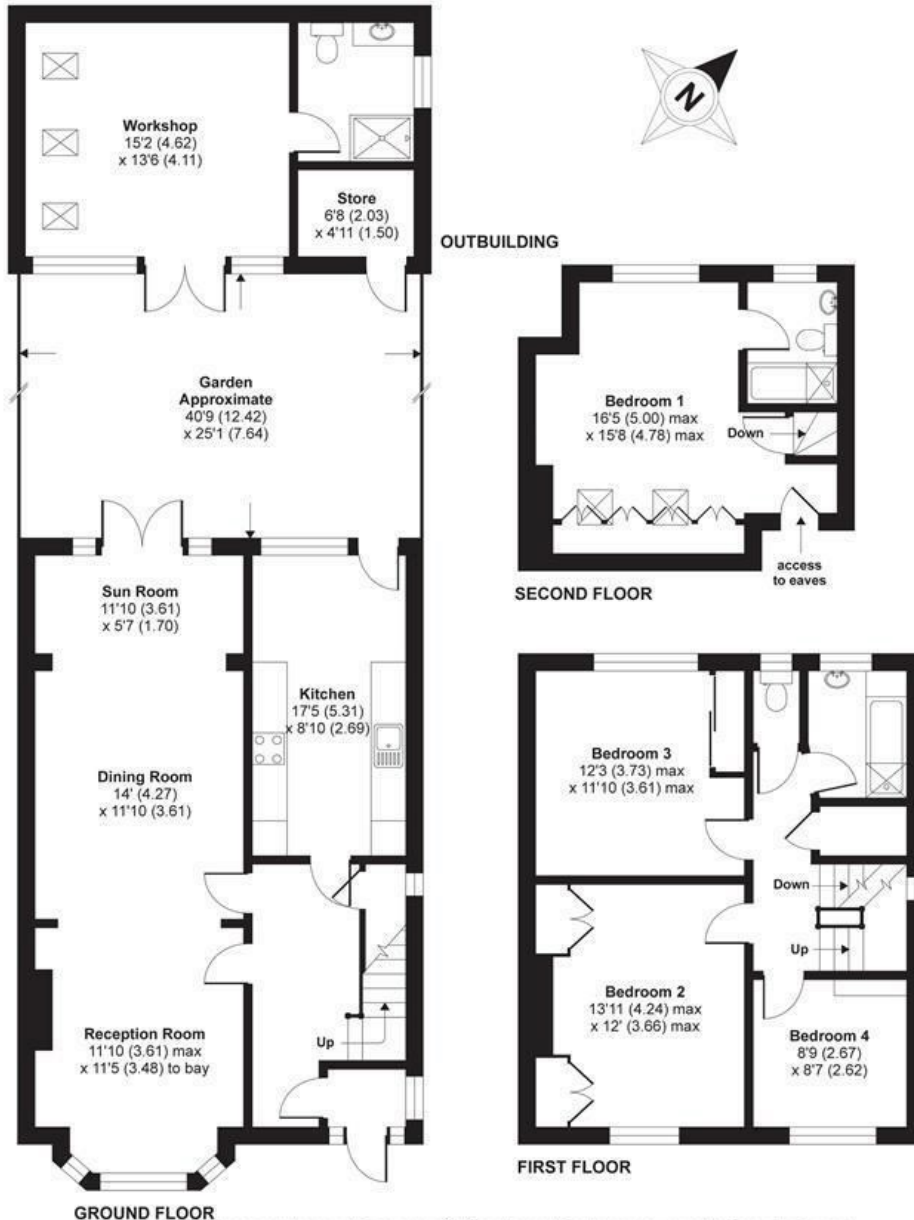


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Percival Road, East Sheen, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1527 SQ FT 141.8 SQ METRES (EXCLUDES OUTBUILDING)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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		

