



**JAMES  
ANDERSON**



# TO LET






**£4,250 Per Month**

Palmerston Road, London, SW14

Per Month

Stunning four bedroom family home situated on the sought after Palmerston Road in Parkside East Sheen. This beautifully refurbished property offers a large eat-in kitchen with island, bi-folding doors out to the private garden, front reception room, three double bedrooms, fourth single bedroom, two modern bathrooms; one of which has a walk-in shower. Palmerston Road is located moments from Richmond Park, whilst being conveniently situated for all of the amenities of East Sheen including Waitrose, Mortlake station and several pubs/cafes/restaurants.

-  Four Bedrooms
-  Two Bathrooms
-  Unfurnished
-  Kitchen/Diner
-  EPC Rating - C

-  Mortlake Station
-  Sheen Mount Primary
-  Close to Richmond Park
-  Lovely Family Home
-  Private Garden



# Palmerston Road

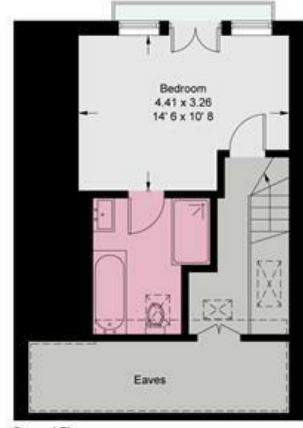
Approximate Gross Internal Area = 1627 sq ft / 151.1 sq m  
 (Excluding Reduced Headroom / Eaves / Shed)  
 Reduced Headroom / Eaves = 104 sq ft / 9.7 sq m  
 Total = 1731 sq ft / 160.8 sq m



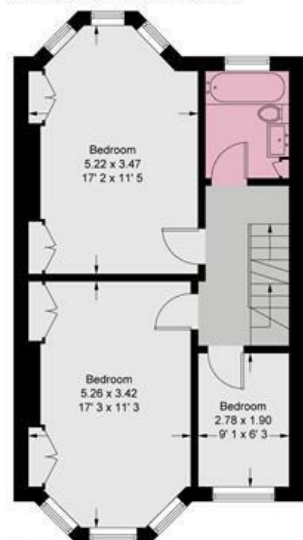
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
788 sq ft / 73.2 sq m  
(Including Reduced Headroom)



**Second Floor**  
393 sq ft / 36.5 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
550 sq ft / 51.1 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
<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 CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

