



JAMES  
ANDERSON



## TO LET

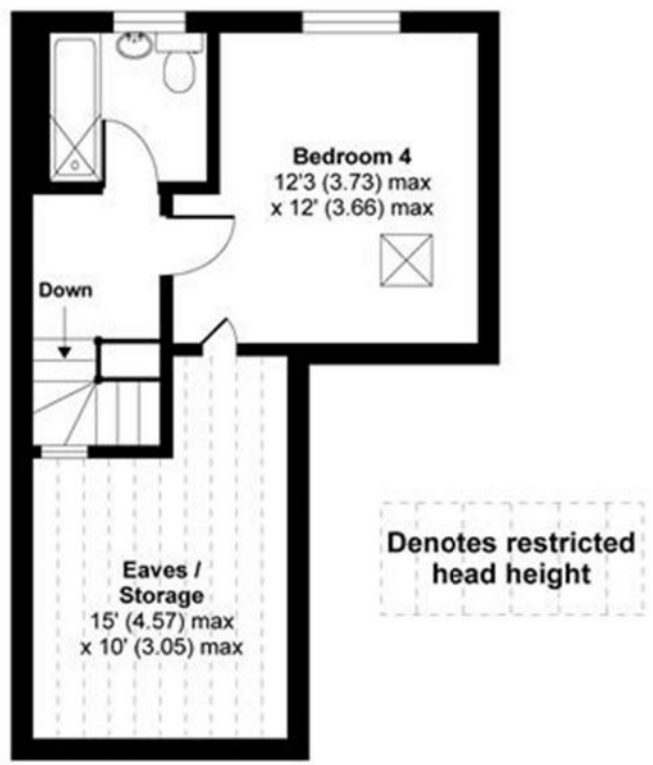
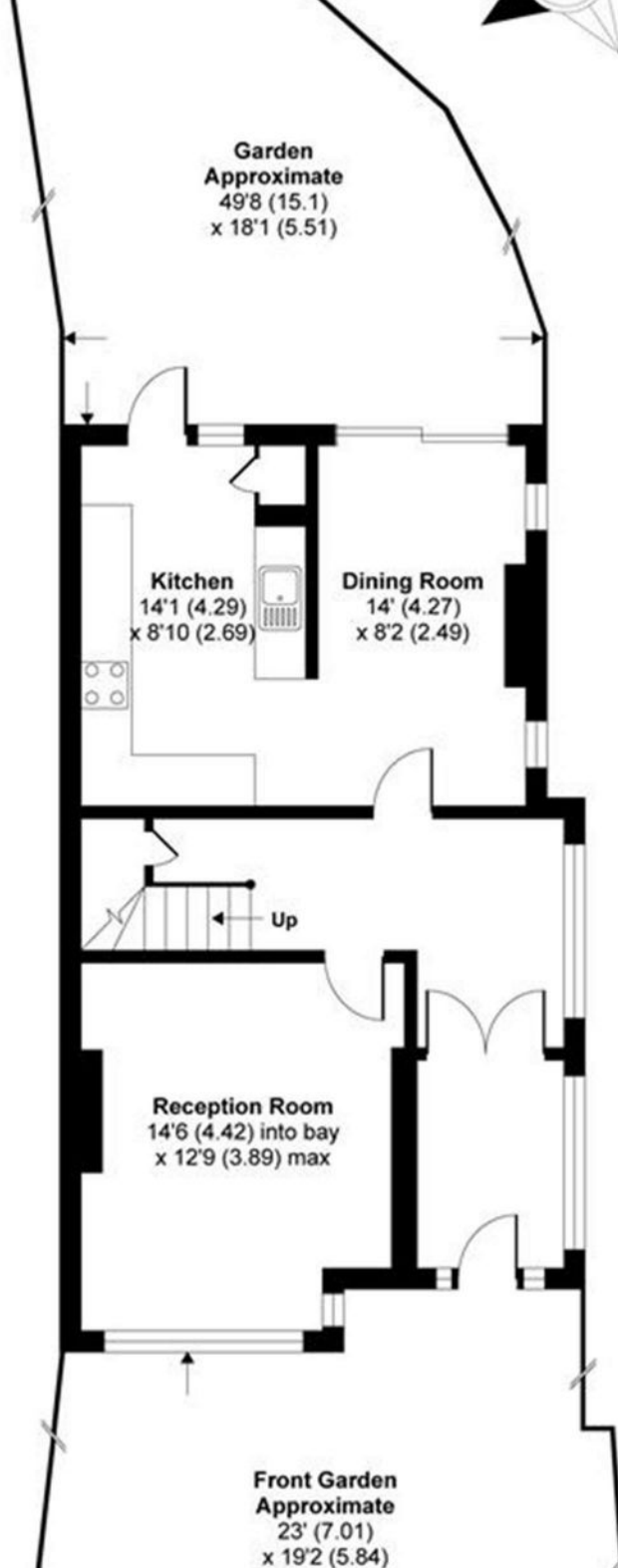
St. Leonards Road, East Sheen, SW14

**£3,700 Per Month**

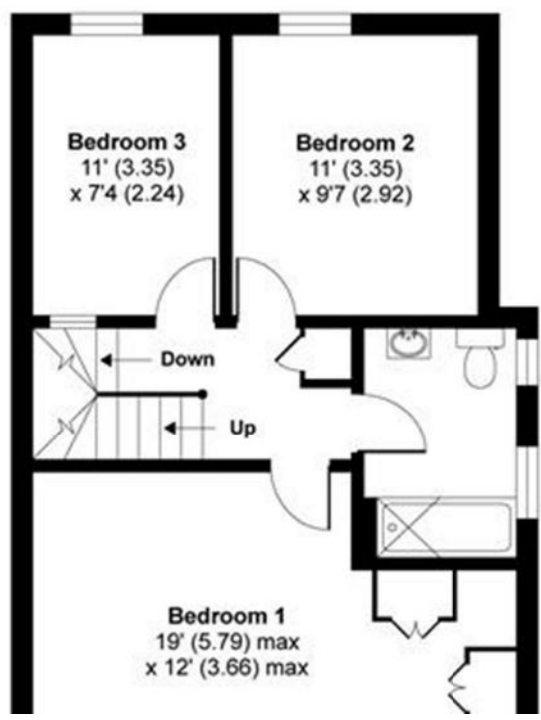
Per Month

A beautifully presented family home situated in East Sheen. The property is arranged over three floors and provides a large entrance hall, a large reception room with plantation blinds and a fully fitted eat-in kitchen with access to the large rear garden. The first floor consists of the principle bedroom suite plus two further bedrooms and the recently renovated main family bathroom. On the top floor there is a double bedroom that provides excellent storage solutions from the eaves storage and a further bathroom. Outside there are gardens to the front and rear of the property, both have been well maintained. St Leonards Road is ideally located for easy access to Richmond, Kew and Chiswick. Local amenities such as Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops are within walking distance. Mortlake station is within easy walking distance (11 mins) as is North Sheen Station (16 mins).





**SECOND FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</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	

