



JAMES  
ANDERSON



## TO LET

Penrhyn Crescent, East Sheen, SW14

**£1,750 Per Month**

Per Month

Situated on the first floor, a bright and spacious apartment refurbished throughout. There are three good sized bedrooms, a bright reception room, modern bathroom, and contemporary kitchen with access to a private balcony. Penrhyn Crescent is located perfectly for the amenities of the Upper Richmond Road West including Waitrose, while Mortlake station and Richmond Park are also nearby.

Deposit Required: £2019.23

Minimum Term: 12 months

Holding Deposit: £403.84 (one week's rent)



Three Bedrooms



Modern Bathroom



Bright Reception



Unfurnished



EPC Rating D



Mortlake Station



Excellent Local Schools



Close to Richmond Park



Balcony

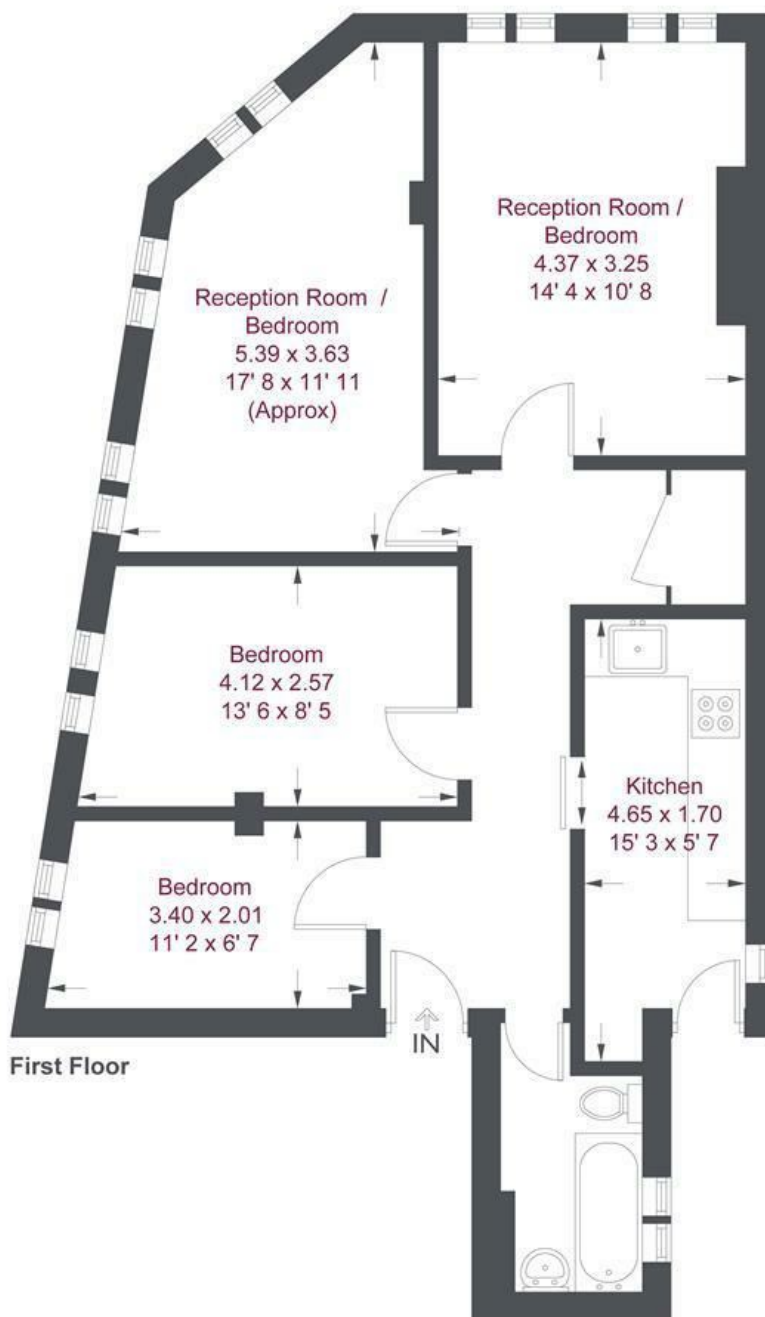


Council Tax Band C (2022/2023) £1796.92



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

0208 876 6611



## Penrhyn Crescent

Approximate Gross Internal Area = 760 sq ft / 70.6 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 | 64      | 74        |

| 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>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |         |           |

