



**JAMES  
ANDERSON**



## TO LET

Westhay Gardens, East Sheen, SW14

## £4,000 Per Month

Per Month

Situated in a prime Parkside location, this four bedroom family home offers plenty of room to entertain the family and guests. The property benefits from a large through reception with ample space for dining and relaxing, a fitted kitchen with direct access to the private rear garden and a cloakroom on the ground floor. The first floor provides four double bedrooms (with built in storage in the principle bedroom) and a family bathroom. This home also boasts off street parking for at least two vehicles and a garage for storage.



Four Bedrooms



Family Bathroom



Two Reception Rooms



Modern Kitchen



EPC E | Council Tax Band G | Deposit Required £4,615.38



Mortlake Station



350ft from Sheen Mount School



Shopping and Supermarkets Nearby



Quiet Cul de Sac Location



Minimum Term 6 Months | Holding Deposit £923.07



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

0208 876 6611

# Westhay Gardens

Approximate Gross Internal Area = 1475 sq ft / 137 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 11 sq ft / 1 sq m

Garage = 218 sq ft / 20.3 sq m

Total = 1704 sq ft / 158.3 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
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>60</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>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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		

