



JAMES
ANDERSON



TO LET

Hood Avenue, Sheen, SW14

£4,250 Per Month

Per Month

A well presented four bedroom semi-detached family house situated in this highly desirable avenue close to the Sheen Gate to Richmond Park. The accommodation is arranged to provide a generously proportioned entrance hall, two reception rooms, under stairs cloakroom and an extended kitchen / dining room with French doors that lead onto a wide west facing garden. There is also a separate utility area with access to a garage which is ideal for storage. To the first floor there is a wonderful principal bedroom with a large en-suite, two further double bedrooms served by a family bathroom and a further bedroom on the top floor. Hood Avenue is situated in one of the most desirable areas in East Sheen, located close to Richmond Park. For transport, Mortlake railway station is approximately 0.7 miles away, providing a frequent service to Waterloo and Clapham Junction. There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.



Four Double Bedrooms



Two Bathrooms



Two Reception Rooms



Extended Kitchen / Dining Room



EPC Rating D | Council Tax Band G | Holding Deposit £1038.46



Mortlake Station



Excellent Local Schools



Moments From Richmond Park



Pet Friendly | Off Street Parking

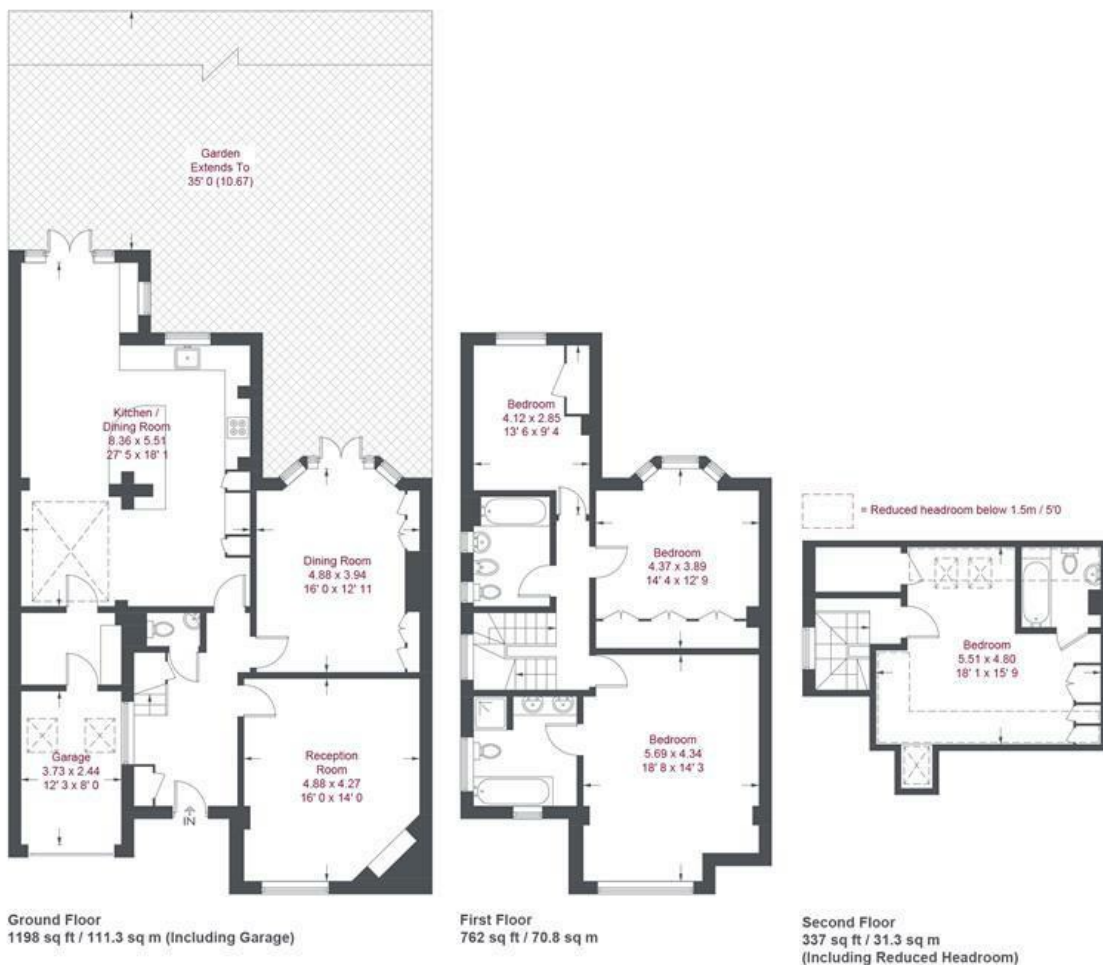


Minimum Term 12 Months | Deposit £4903.84



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

0208 876 6611



Hood Avenue

Approximate Gross Internal Area = 2204 sq ft / 204.8 sq m
 (Excluding Reduced Headroom / Including Garage)
 Reduced Headroom = 93 sq ft / 8.6 sq m
 Total = 2297 sq ft / 213.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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	

