JAMES ANDERSON











TO LET

£3,500 Per Month

Leinster Avenue, Sheen, SW14

Per Month

A large and spacious split level apartment on Leinster Avenue. The first floor offers a bright reception room, fully fitted kitchen with balcony, bathroom with shower over bath and two large bedrooms. A spacious hallway leads to the second floor which offers a third double bedroom with built-in wardrobes, fourth single bedroom/study and a shower room. The property is walking distance to all of East Sheen's shops, cafes and restaurants; Waitrose being 0.2 miles and Mortlake Station 0.4 miles from the property.

- Four Bedrooms
- Two Bathrooms
- Unfurnished
- Kitchen with Balcony
- EPC C | Council Tax Band D
- Mortlake Station
- Excellent Local Schools
- Close to Richmond Park
- New Carpets Will be Fitted
- Deposit £4038.46 | Holding Deposit £807.69

Leinster Avenue

Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 82 sq ft / 7.6 sq m
Total = 1325 sq ft / 123.1 sq m

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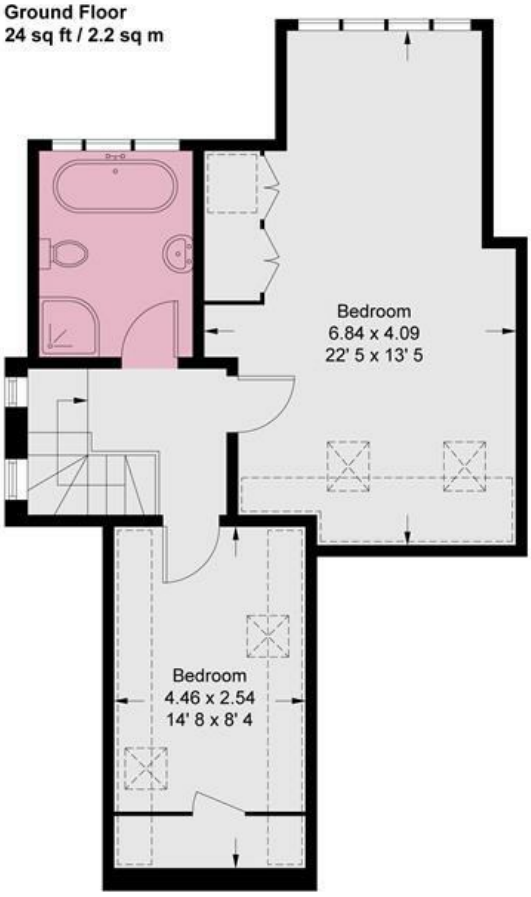
= Reduced headroom below 1.5m / 5'0



Ground Floor
24 sq ft / 2.2 sq m



First Floor
787 sq ft / 73.1 sq m
(Including Reduced Headroom)



Second Floor
514 sq ft / 47.8 sq m
(Including Reduced Headroom)

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.

