



JAMES
ANDERSON



TO LET

Leinster Avenue, Sheen, SW14

£3,500 Per Month

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



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

0208 876 6611

Leinster Avenue

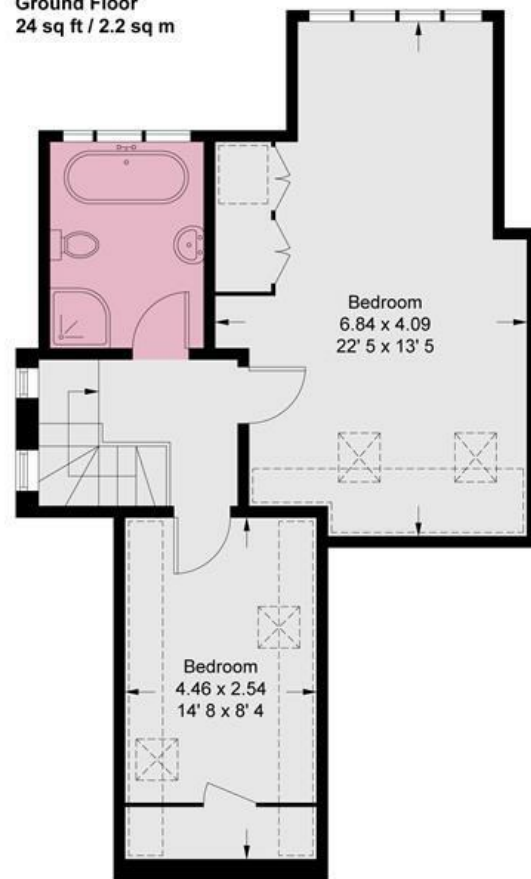
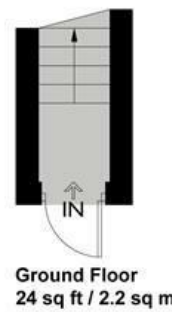
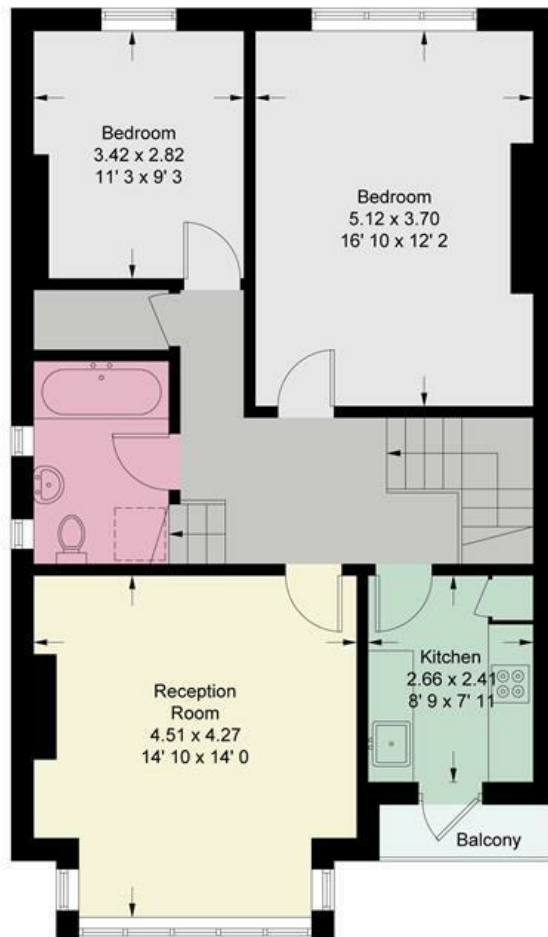
Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 82 sq ft / 7.6 sq m
Total = 1325 sq ft / 123.1 sq m



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= Reduced headroom below 1.5m / 5'0



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) for any use of this plan or the adequacy, accuracy or completeness of the information provided.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

