



**JAMES  
ANDERSON**



## TO LET

Shrewsbury Avenue, East Sheen, SW14

## £4,250 Per Month

Per Month

A fantastic five bedroom house situated on the Park side of East Sheen. This home offers a spacious living room with open plan fully fitted kitchen/diner, leading through to a second reception and bi-folding doors onto the large south facing private garden. Upstairs, there are three double bedrooms and shower room. Two further bedrooms are located on the top floor, alongside a family bathroom. Shrewsbury Avenue is enviably located close to Richmond Park and Mortlake Station while being a short stroll of all of the cafes, restaurants and shops in East Sheen. There are several excellent schools nearby and this property is pet friendly, with off street parking at the front of the property.



Five Bedrooms



Shower Room and Bathroom



Unfurnished



Open Plan Fully Fitted Kitchen



EPC C | Council Tax G | Holding Deposit £980.76



Mortlake Station



Excellent Local Schools



Parkside Location | Pet Friendly



South Facing Garden



Deposit £4903.84 | Minimum Term 12 Months

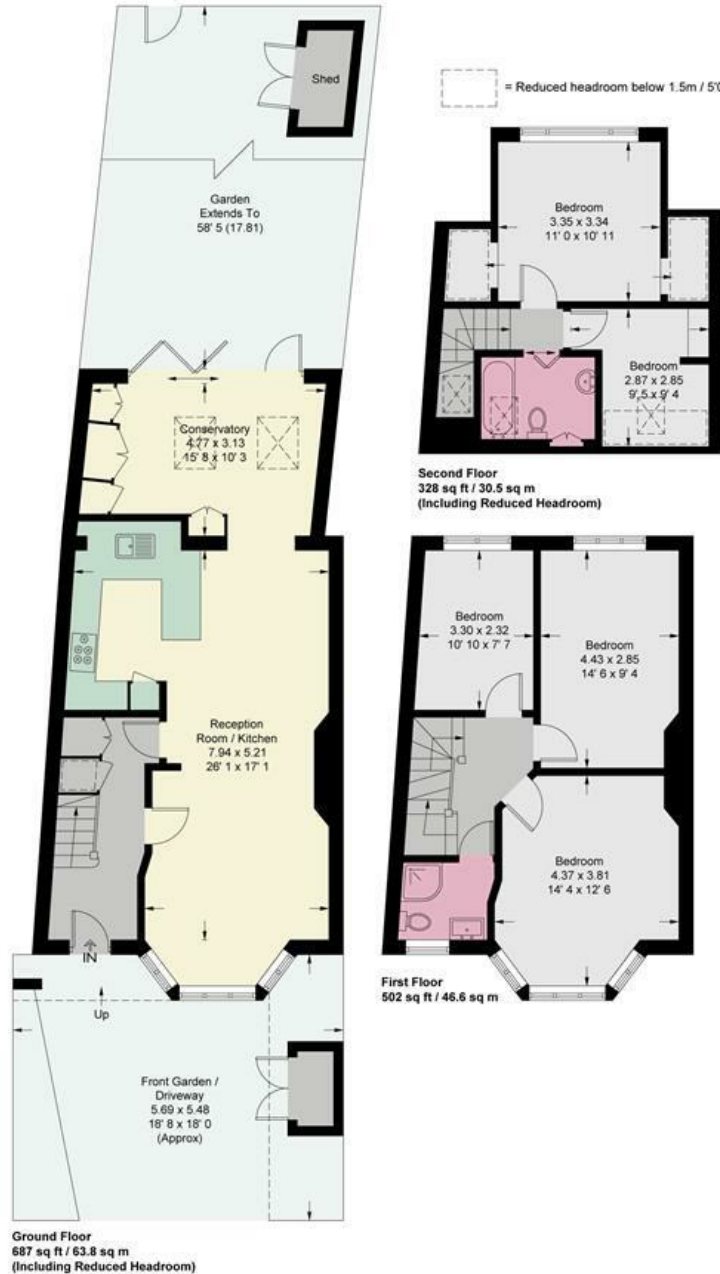


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Shrewsbury Ave

Approximate Gross Internal Area = 1472 sq ft / 136.7 sq m  
 (Excluding Reduced Headroom / Shed)  
 Reduced Headroom = 45 sq ft / 4.2 sq m  
 Total = 1517 sq ft / 140.9 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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

