



**JAMES
ANDERSON**













TO LET

Leinster Avenue, Sheen, SW14

£2,900 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 has been redecorated throughout and 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
-  Mortlake Station
-  Two Bathrooms
-  Excellent Local Schools
-  Unfurnished
-  Close to Richmond Park
-  Kitchen with Balcony
-  Redecorated Throughout
-  EPC | Council Tax Band D | Holding Deposit £634.61
-  Deposit £3173.07 | Minimum Term 12 Months



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

0208 876 6611

Leinster Avenue

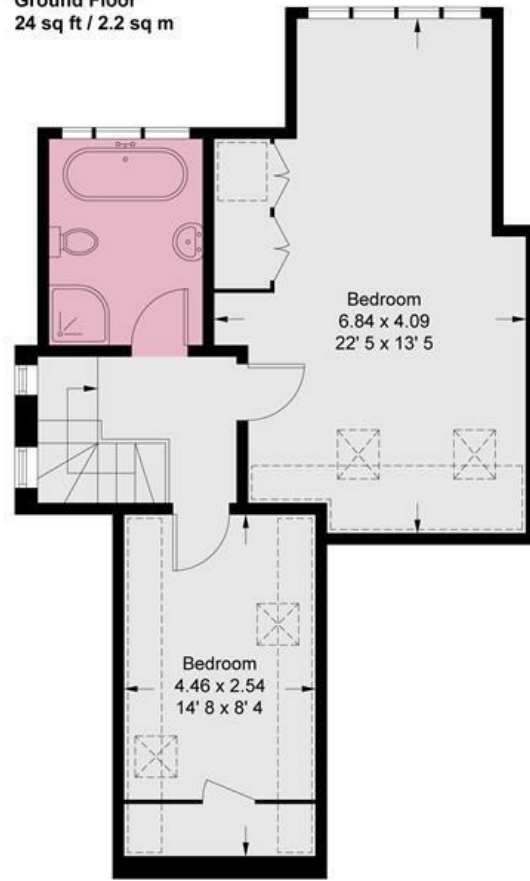
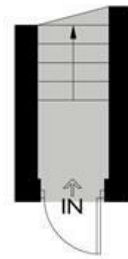
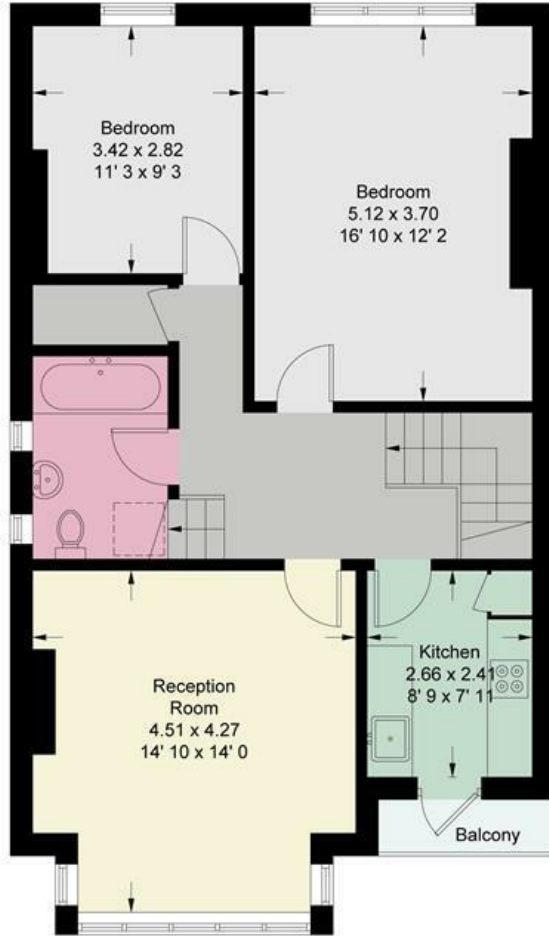
Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 82 sq ft / 7.6 sq m
 Total = 1325 sq ft / 123.1 sq m



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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) 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) 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	77	80

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	75	75

