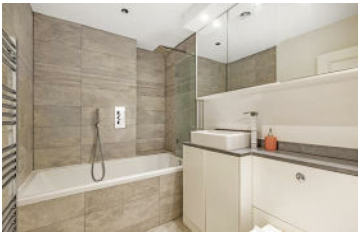




**JAMES
ANDERSON**



TO LET

Graemesdyke Avenue, East Sheen, SW14

£2,500 Per Month

Per Month

A three bedroom ground floor apartment, finished to an exceptional specification throughout, situated on Graemesdyke Avenue, a convenient location in East Sheen. The property offers bright and spacious accommodation comprising a stunning fully fitted kitchen, a lovely reception room, three bedrooms along with a family bathroom. Graemesdyke Avenue is situated close to the Sheen/Richmond border, immediately accessible to bus routes giving access to Richmond, Putney, Barnes and Hammersmith and within a third of a mile of the main Sheen Shopping Centre. Mortlake Railway Station providing a service to Clapham Junction and Waterloo is just over half a mile away.



Three Bedrooms



Modern Bathroom



Spacious Reception Room



Fully Fitted Kitchen



EPC D | Council Tax F | Holding Deposit £507.69



Easy For Mortlake Station & Richmond



Close To Sheen Mount Primary School



Pretty Tree Lined Avenue



Close to Shops, Cafes and Restaurants



Deposit £2538.46 | Minimum Term 12 Months



Graemesdyke Avenue



**JAMES
ANDERSON**

Approximate Gross Internal Area = 754 sq ft / 70.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(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		

