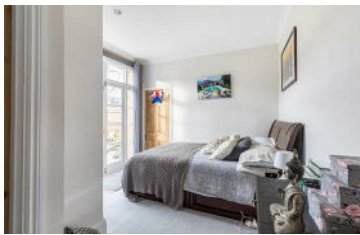




**JAMES
ANDERSON**



TO LET

Connaught Avenue, East Sheen, SW14

£2,750 Per Month

Per Month

A beautiful ground floor maisonette with over 800 sqft of living space. This property comprises of two double bedrooms, both benefiting from additional storage space, one en-suite shower room and a stunning main bathroom, a modern fully equipped kitchen with induction hob and an extremely large reception area leading to a charming newly-landscaped private garden. Connaught Avenue is situated perfectly for the amenities of East Sheen, while Mortlake station is a short walk away. This property is currently undergoing redecoration with new carpets throughout.



Two Double Bedrooms



One Bathroom / One Shower Room



Unfurnished



Contemporary Kitchen



EPC D | Council Tax E | Holding Deposit £634.61



Mortlake Station



Excellent Local Schools



Central Location



Private West-Facing Garden



Minimum Term 12 Months | Deposit £3173.07



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

0208 876 6611

Connaught Avenue

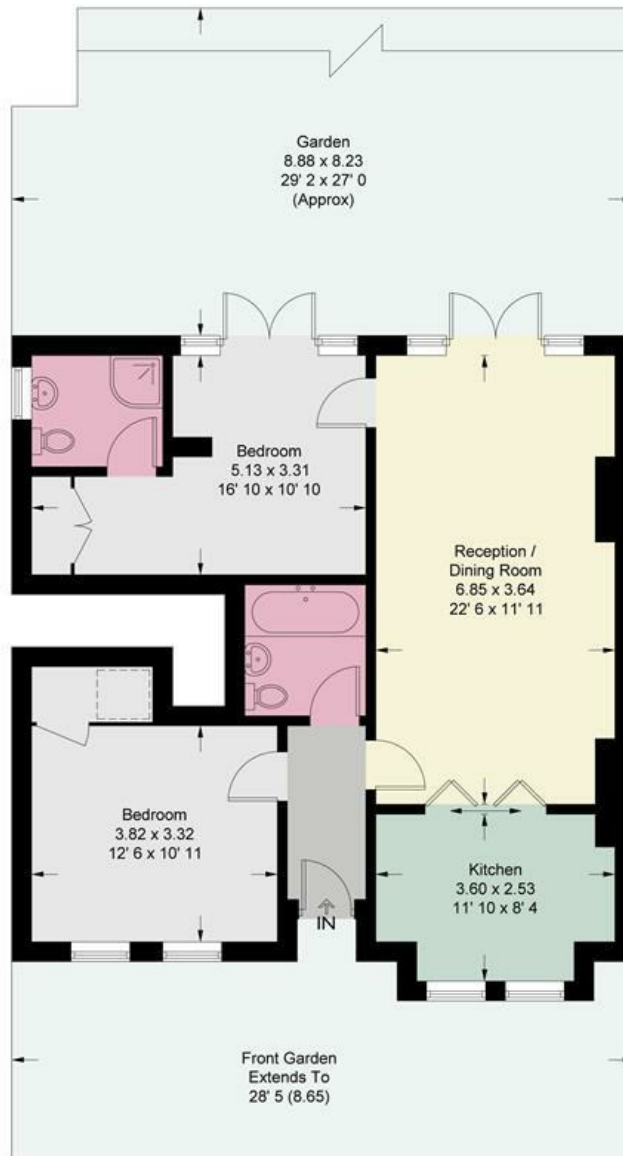
Approximate Gross Internal Area = 800 sq ft / 74.3 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 6 sq ft / 0.6 sq m
 Total = 806 sq ft / 74.9 sq m



**JAMES
ANDERSON**



= Reduced headroom below 1.5m / 5'0



Ground Floor

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	
(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		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

