



**JAMES  
ANDERSON**



## TO LET

Portman Avenue, East Sheen, SW14

## £5,250 Per Month

Per Month

An incredible five bedroom house to rent on Portman Avenue, East Sheen. The ground floor offers an expansive open plan kitchen/living space featuring a central island, perfect for entertaining or everyday family living. Bi-folding doors provide seamless indoor-outdoor integration, allowing natural light to flood the space and offering easy access to the private garden. The first floor has two generously sized double bedrooms, versatile single bedroom/study, and a modern bathroom, thoughtfully designed with contemporary fixtures and finishes.

The top floor houses two additional bedrooms, stylish shower room and plenty of eaves storage. Portman Avenue is a desirable location within close proximity to amenities and schools, with Mortlake Station (23 minutes to Waterloo) being within walking distance. Perfectly suited for families seeking both style and functionality in their home, this home features high-quality finishes, fixtures, and amenities throughout with an abundance of light.

-  Five Bedrooms
-  Short Walk to Mortlake Station
-  Two Bathrooms | One WC
-  East Sheen Primary School
-  Unfurnished
-  Close to Richmond Park
-  Stunning Kitchen
-  Walking Distance to Shops
-  EPC C | Council Tax F | Minimum Term 12 Months
-  Holding Deposit £1211.53 | Deposit £7269.23



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

0208 876 6611

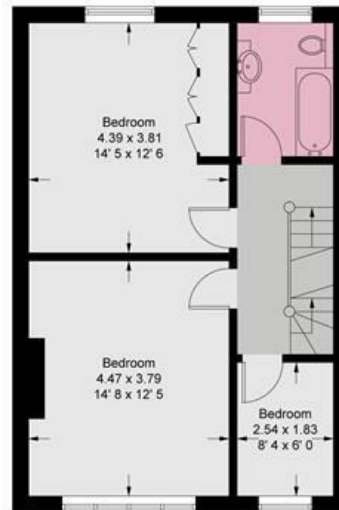
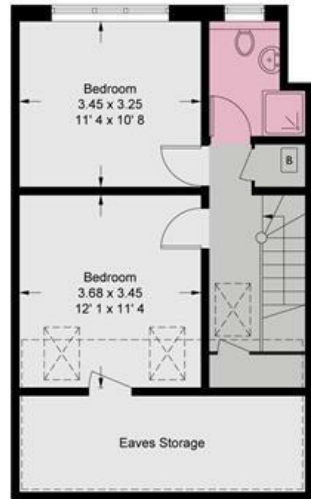
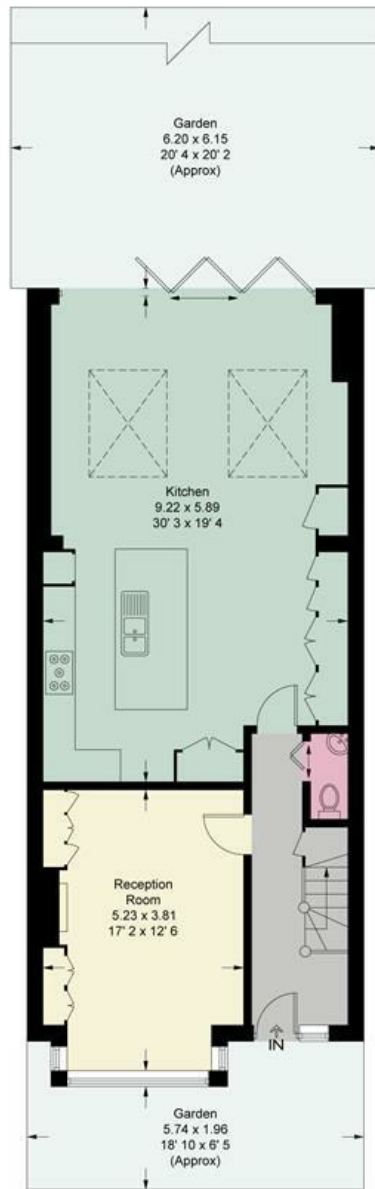
# Portman Avenue

Approximate Gross Internal Area = 1794 sq ft / 166.7 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 163 sq ft / 15.2 sq m  
 Total = 1957 sq ft / 181.9 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) <b>A</b>			<b>87</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

