



**JAMES  
ANDERSON**



## TO LET

Gilpin Avenue, East Sheen, SW14

## £6,750 Per Month

Per Month

An incredible family home situated in the sought after Gilpin Avenue, on the Parkside of East Sheen just moments away from Palewell Common. This property has been thoughtfully refurbished to an exceptional standard offering a large open plan kitchen/diner with SMEG Aga, wine fridge and central island. Bi-folding doors open out onto the easy to maintain private garden with home office/gym and sauna. Also on the ground floor is a formal sitting room with log burner, utility room and w/c. Upstairs you will find three good sized bedrooms and a stunning bathroom. The principal suite on the top floor has been designed to create a walk-in wardrobe and beautiful bathroom suite with freestanding bath. Mortlake station is just over half a mile away which provides a frequent services to Clapham Junction and London Waterloo. There are excellent schools in the area including Richmond Park Academy, Ibstock Place School and many first-rate State Primary Schools including East Sheen Primary.



Four Double Bedrooms



Two Stunning Bathrooms



Two Reception Rooms



Kitchen with Island



EPC D | Council Tax G | Deposit £9346.15



Mortlake Station Nearby



East Sheen Primary School Catchment



Popular Residential Road



Sauna and Gym | Electric Charging Point



Minimum Term 12 Months | Holding Deposit £1557.69



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

0208 876 6611

# Gilpin Avenue

Approximate Gross Internal Area = 1946 sq ft / 180.8 sq m



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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>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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