JAMES ANDERSON











# TO LET

# £2,950 Per Month

Leinster Avenue, East Sheen, SW14

Per Month

A fantastic and well positioned two bedroom apartment with private garden. This delightful property comprises two double bedrooms, one with en-suite, family bathroom, fully fitted kitchen, ample storage and spacious double reception room with dining area leading out on to a wonderful south facing patio garden. The property also benefits from gas central heating, double glazing and a separate studio which could be used as a guest bedroom, office or gym. Leinster Avenue is close to all local amenities, schools and Mortlake train station with its direct links to London Waterloo (23 mins).

- Two Double Bedrooms
- Two Bathrooms
- Double Reception
- Eat-In Kitchen
- EPC D | Deposit £3403.84 | Council Tax D
- Mortlake Station
- Excellent Local Schools
- Close to Shops, Restaurants & Cafes
- Private Garden with Separate Studio
- Holding Deposit £680.76

= Reduced headroom below 1.5m / 5'0




Ground Floor

## Leinster Avenue

Approximate Gross Internal Area = 882 sq ft / 81.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Summer House = 181 s ft / 16.8 sq m
Total = 1069 sq ft / 99.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

