



{ CLARE LAWN AVENUE LONDON SW14
£8,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Clare Lawn Avenue London SW14

£8,500 Per Month
Unfurnished

 5 Bedrooms
 2 Bathrooms
 4 Receptions

Features

- Principal bedroom with dressing room and bathroom, - Four further double bedrooms, - Family bathroom, - Guest cloakroom, - Open plan kitchen/dining area, - Snug with wood burner, - Front reception room, - Games area, - Play room/study/gym, - Utility room, - Side access with bike storage, - Pretty rear garden, - Off street parking, - Council Tax Band H

Council Tax

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Hamptons
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{ IMMACULATE DETACHED HOUSE WITH OFF STREET PARKING.

The Property

Beautifully presented detached five bedroom family house on this sought after East Sheen Parkside address. The top floor features a light and airy principal bedroom with walk in wardrobe and bathroom with separate shower. The first floor has four double bedrooms and a family bathroom, again with separate shower. The ground floor features a range of flexible accommodation with a music room/study to the front of the house, a seating area with wood burner, brand new kitchen with breakfast bar, Rangemaster cooker and Miele appliances. There is also a dining area, games area and a playroom/gym. The ground floor is completed by a guest cloakroom and a utility room with washing machine and tumble dryer. The house has side access with covered bicycle storage. There is off street parking and pretty, mature front and rear gardens with irrigation systems.

Location

East Sheen is a delightful leafy area of South West London. It has everything a family could wish for including several Outstanding State Primary Schools, independent schools such as Ibstock Place, the Harroddian and St Paul's, the massive open spaces of Richmond Park, a bustling high street with a wide range of shops, including a large Waitrose supermarket and good transport links to the City via the mainline station at Mortlake. The River is also close by and provides additional facilities for running or cycling on the tow path, as well as rowing from the various Boat Houses.



CLARE LAWN AVENUE

Approximate Gross Internal Area (excluding reduced headroom)

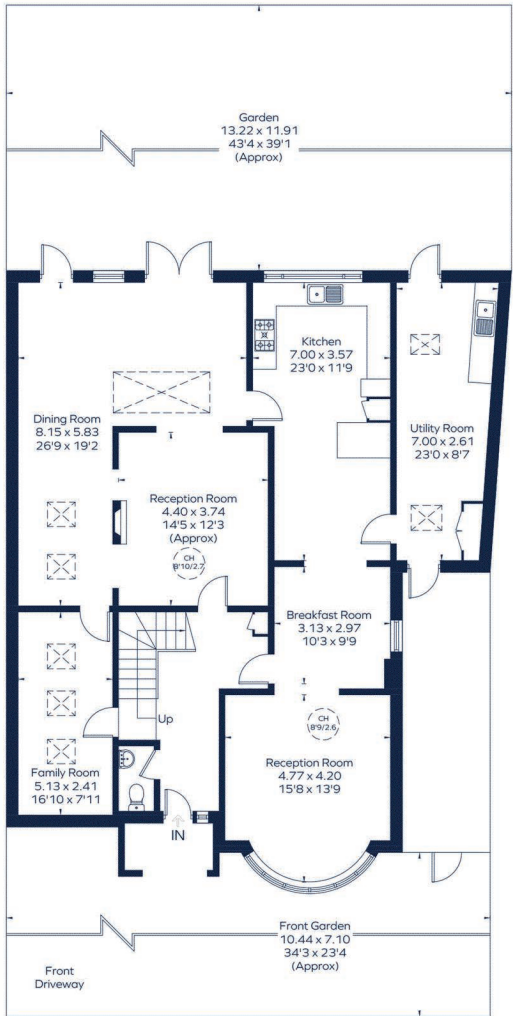
Ground floor = 1620 sq. ft. (150.5 sq. m.)

First floor = 794 sq. ft. (73.8 sq. m.)

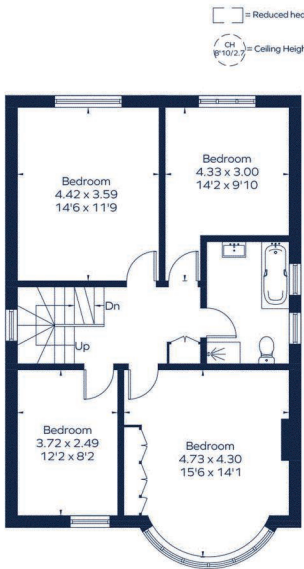
Second floor = 496 sq. ft. (46.1 sq. m.)

Reduced headroom = 118 sq. ft. (11.0 sq. m.)

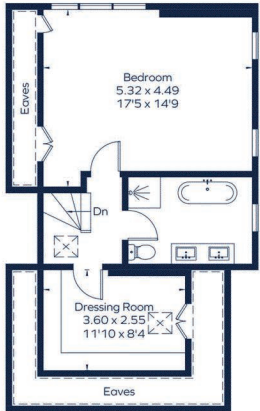
Total = 3028 sq. ft. (281.4 sq. m.)



Ground Floor



First Floor



Second Floor

Drawn for illustration and identification purposes only.
ID 1257269

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

