



**SEYMOURGREEN**

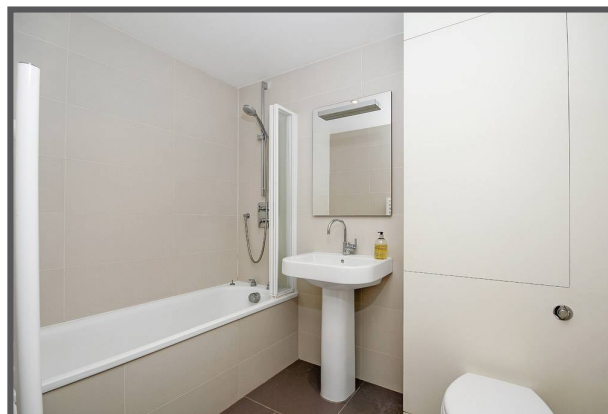
AT THE HEART ♥ OF YOUR MOVE

## Princes Road, East Sheen, London, SW14

- ♥ Sought After "Royals" Location
- ♥ Two Double Bedrooms
- ♥ 5-7 Mins Mortlake Station
- ♥ Superb Open Plan Living
- ♥ Excellent Local Schools Nearby
- ♥ Courtyard Garden with Rear Access

A beautifully presented two double bedroom house ideally positioned within the ever-popular "Royals" area of East Sheen, just a short 5-7 minute walk to Mortlake Mainline Station, providing swift access into Central London. This charming property offers stylish and well-balanced accommodation arranged over three floors. The ground floor enjoys a wonderful open-plan layout, comprising a contemporary 11'7" kitchen with integrated appliances, flowing seamlessly into a generous 24'3" reception room with attractive wood flooring and direct access to the private 13'6" courtyard garden, which also benefits from rear gated access. On the first floor, there are two spacious double bedrooms and a modern family bathroom, while the lower ground floor offers a highly versatile study/utility area accompanied by a contemporary shower room - ideal for working from home or storage. Princes Road is within walking distance of East Sheen Village with its array of boutique shops, cafés, and restaurants, while being close to highly regarded schools, including East Sheen Primary, Thomson House School, and Tower House Preparatory.

## To Let: £2,500 per month



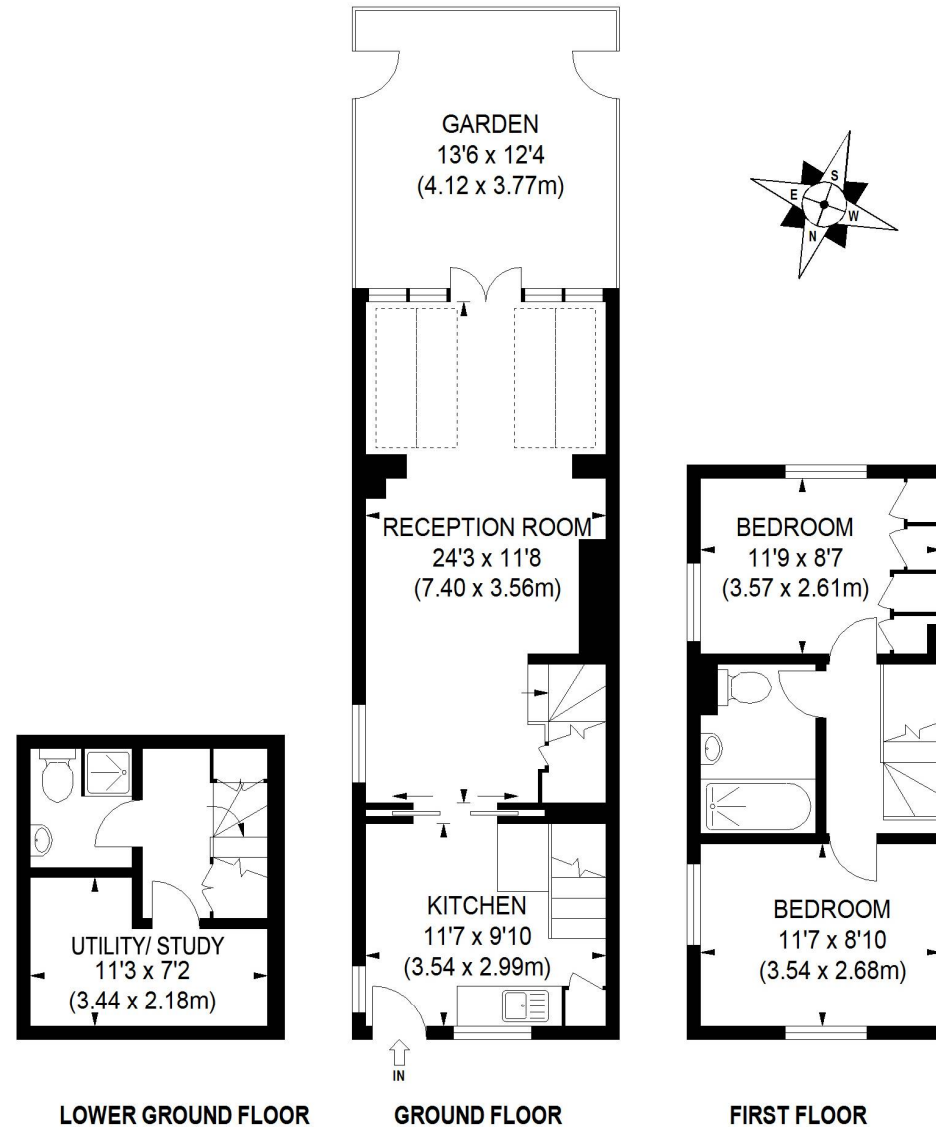
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APPROX. GROSS INTERNAL FLOOR AREA 873 SQ FT / 81.10 SQ M

Illustration for identification purposes only, not to scale

All measurements are maximum, and includes wardrobes and window bays where applicable

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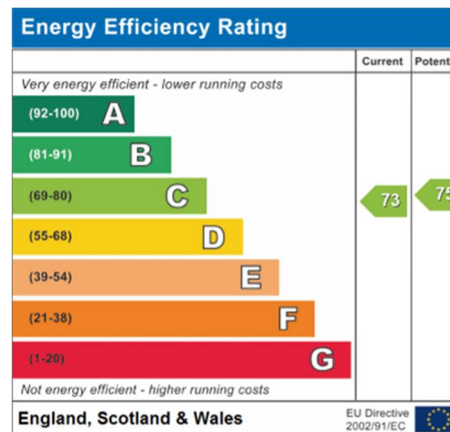
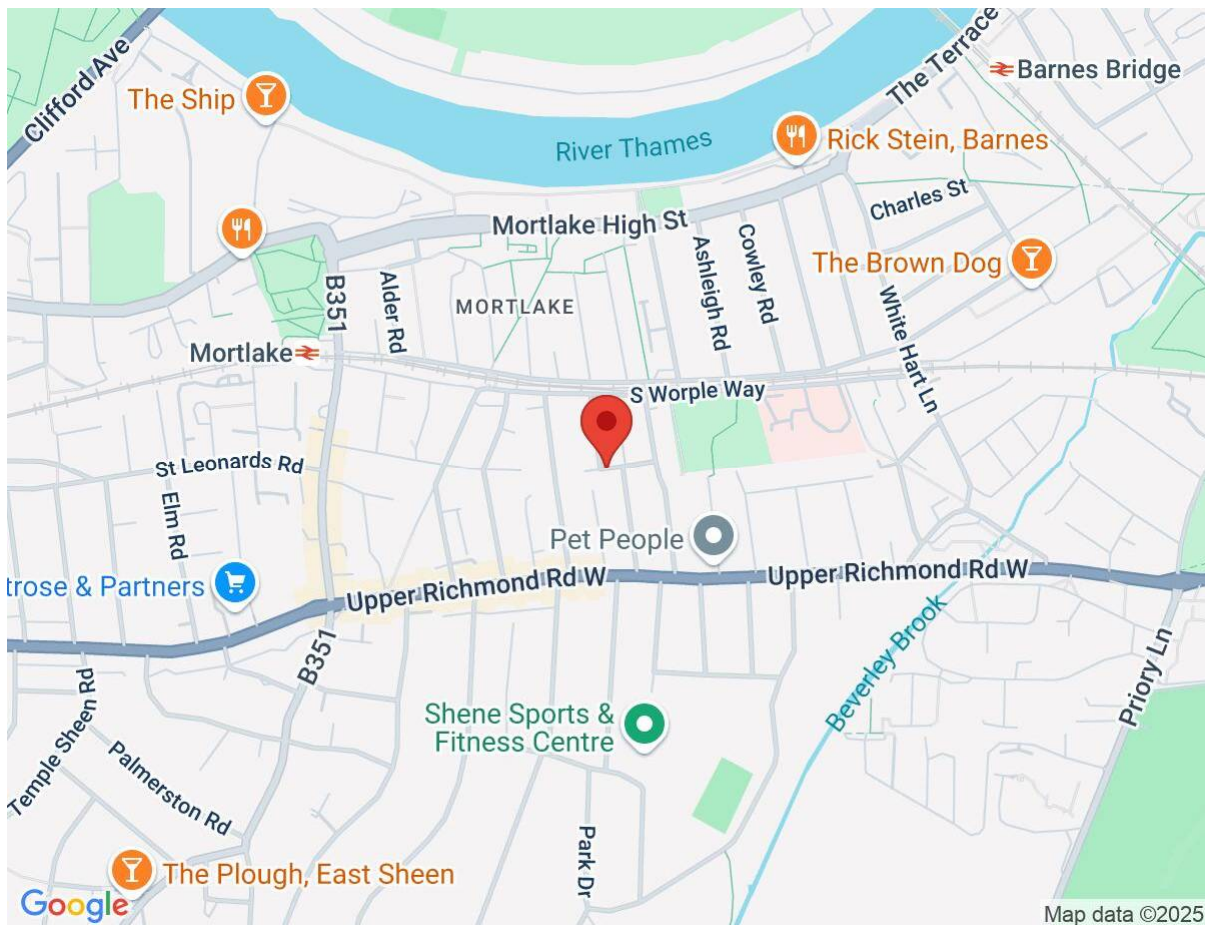


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**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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