



{ UPPER RICHMOND ROAD WEST LONDON SW14
£3,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Upper Richmond Road West
London SW14

£3,500 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Principal loft bedroom with shower room en suite, - Further double bedroom, - Single bedroom/study/home office, - Open plan reception room to the kitchen, - Wood burner, - Family bathroom, - Council Tax Band D
Council Tax
Council Tax Band D

Hamptons
252 Upper Richmond Road West
East Sheen, London, SW14 8AG
020 8618 4550
Eastsheenlettings@hamptons-int.com
www.hamptons.co.uk

The Property

A spacious and light split level maisonette located in central East Sheen. There is a principal loft bedroom with shower room en suite. There is also a double bedroom, a single bedroom/study/home office and a family bathroom. The reception room is open plan to the kitchen and features a wood burning stove and hard wooden flooring.

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, 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.



UPPER RICHMOND ROAD WEST

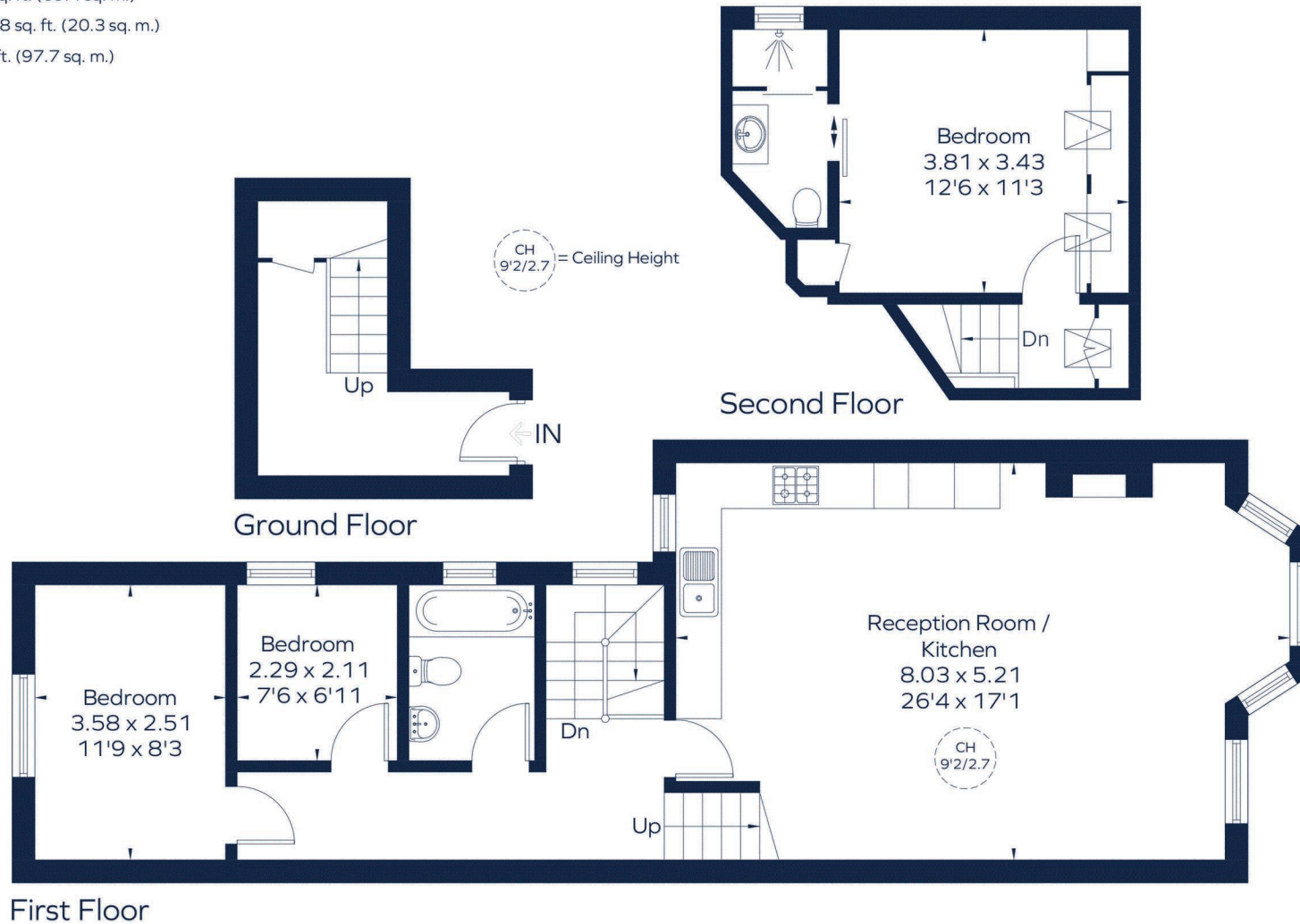
Approximate Gross Internal Area

Ground floor = 86 sq. ft. (8.0 sq. m.)

First floor = 747 sq. ft. (69.4 sq. m.)

Second floor = 218 sq. ft. (20.3 sq. m.)

Total = 1051 sq. ft. (97.7 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1338668

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.

Energy Efficiency Rating		
How energy efficient does building look?	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
	74	79
England & Wales	EU Directive 2002/91/EC	

