



37 Claremont Laleham Road, Shepperton, TW17 8EG

Ground floor studio flat fully refurbished to a high standard in a quiet location.

Looking out onto a beautiful maintained communal garden.

Modern fitted kitchen with brand new appliances (cooker, washing machine and fridge).

Locked designated storage room adjacent to the front door.

Generous private residence parking.

1 minute from Shepperton High Street and 2 minutes to the train station.

£1,000 Per Month

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- Studio
- Locked storage room
- Unfurnished
- Newly fitted kitchen
- Private parking
- Maintained communal garden
- Excellent transport links

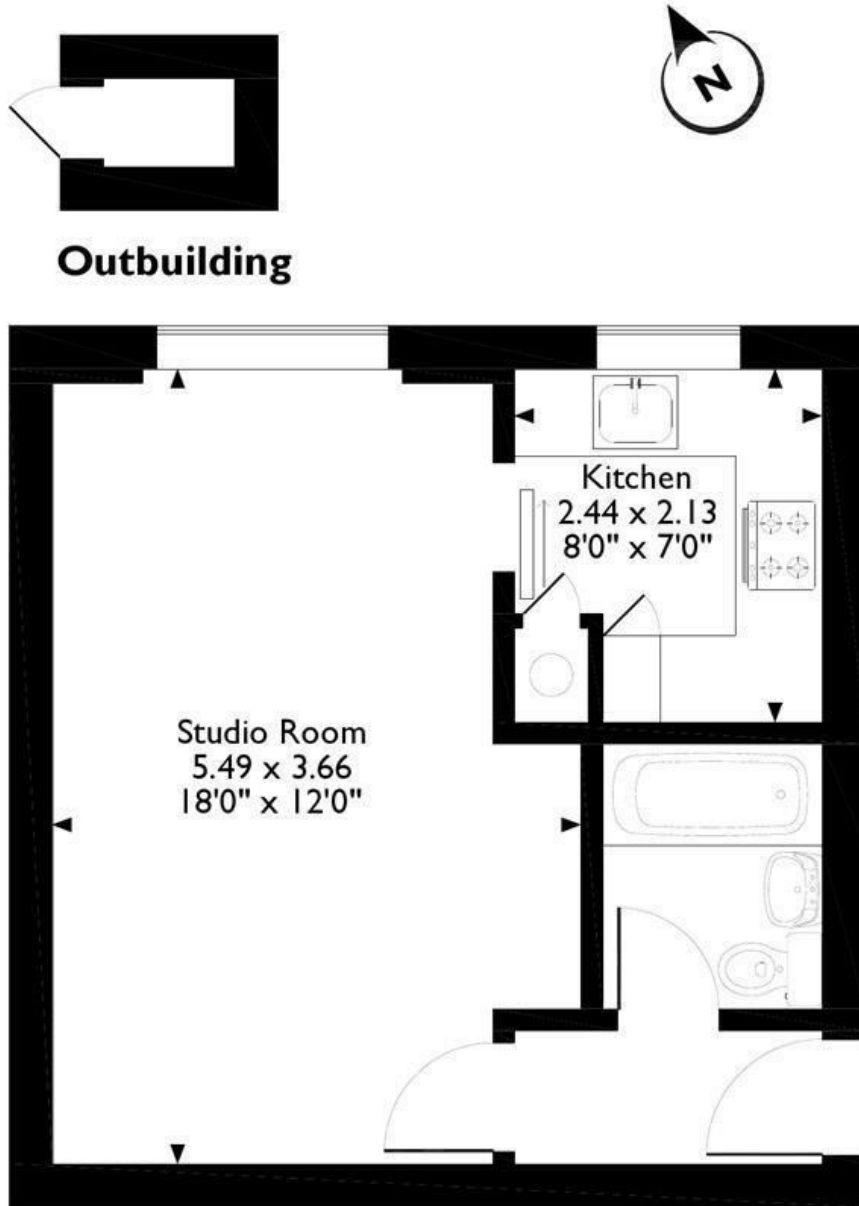


[Directions](#)



Floor Plan

Approximate Gross Internal Area
 Main House = 315 SQ FT/29 SQ M
 Outbuilding = 6 SQ FT/1 SQ M



Outbuilding

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	