



SANDYCOMBE ROAD, RICHMOND TW9
£2,000 PER MONTH AVAILABLE 01/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Sandycombe Road, Richmond TW9

£2,000 Per Month
Unfurnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- 2 bedrooms, - Bathroom, - Double reception room, - Kitchen, - Cloakroom, - Garden

Council Tax

Council Tax Band E

Hamptons

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{ A WELL-PRESENTED TWO BEDROOM COTTAGE IN KEW.

The Property

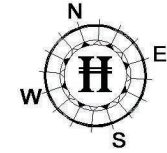
The property is neutrally decorated throughout and the accommodation comprises a double reception room with French doors leading out to the garden, kitchen, two double bedrooms, bathroom and a separate cloakroom.

Location

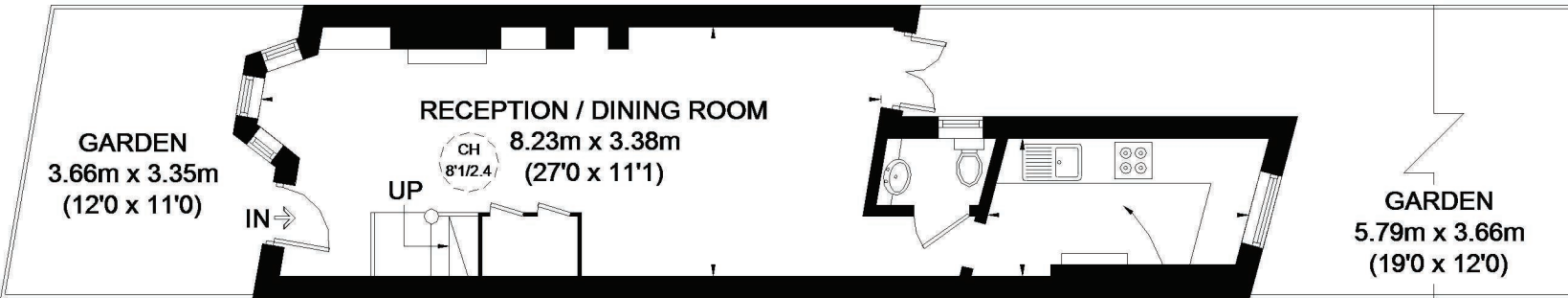
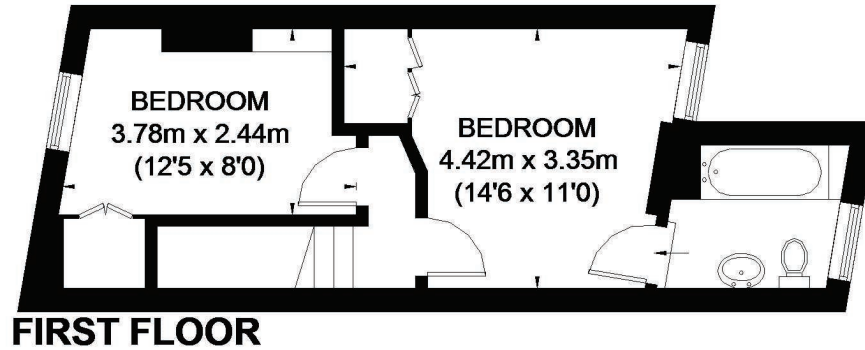
The property is a short walk to Kew Village which offers a choice of local restaurants, pubs and cafes. Transport links at Kew Station (London Overground & District Line services) are close by whilst both North Sheen and Richmond stations are nearby offering National Rail services to Waterloo.



SANDYCOMBE ROAD



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 392 SQ. FT. (36.4 SQ. M.)
 FIRST FLOOR = 324 SQ. FT. (30.1 SQ. M.)
 TOTAL = 716 SQ. FT. (66.5 SQ. M.)



KITCHEN
 3.40m x 1.85m
 (11'2 x 6'1)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to work.

Energy Efficiency Rating	
Current	Potential
	85
67	

England & Wales EU Directive 2002/91/EC

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.



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THE HOME EXPERTS