



CLARENCE STREET RICHMOND TW9
£3,000 PER MONTH AVAILABLE 20/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Clarence Street Richmond TW9

£3,000 Per Month
Part-furnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- 2 bedrooms, - 2 bathrooms, - Reception room, - Separate kitchen, - Off-street parking, - Council Tax Band E, - Video tour available

Council Tax

Council Tax Band E

Hamptons

8 The Quadrant
Richmond, TW9 1BP
020 8940 1199
RichmondLettings@hamptons-int.com
www.hamptons.co.uk

The Property

The accommodation comprises a reception room with space to dine, separate kitchen, principle bedroom with an en-suite shower room, a further second bedroom and a family bathroom. The property further benefits from access to off-street parking. The property is located moments from Richmond train station and the town centre.

Location

The property is located in the heart of Richmond Town Centre close to Richmond Green. Transport links at Richmond station are nearby offering National Rail, London Overground and Underground (District Line) services.



CLARENCE STREET

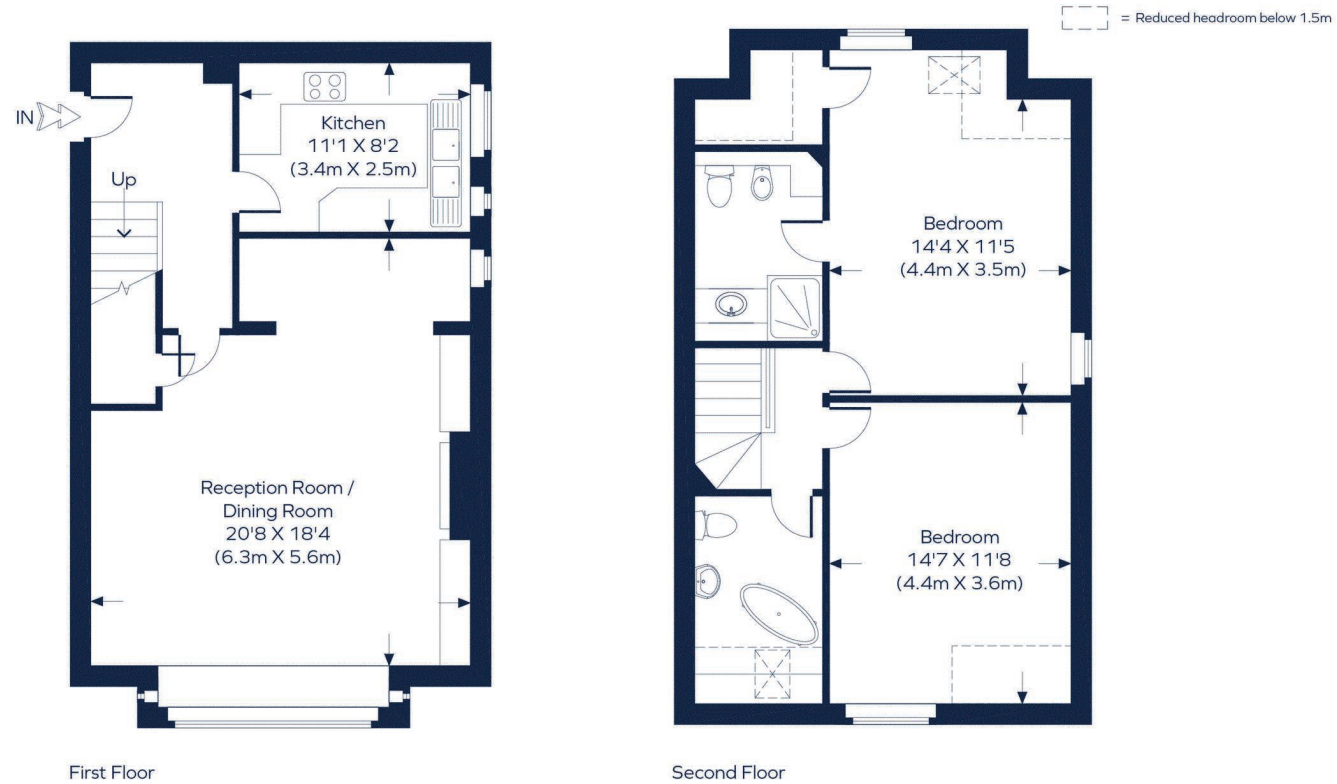


Approximate Gross Internal Area

First Floor = 558 sq. ft. (51.8 sq. m.)

Second Floor = 560 sq. ft. (52.1 sq. m.)

Total = 1118 sq. ft. (103.9 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 863885

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		Current	Potential
100-90 kWh/m ² per year	A		
80-70 kWh/m ² per year	B		
60-50 kWh/m ² per year	C		
40-30 kWh/m ² per year	D		
20-15 kWh/m ² per year	E		
10-5 kWh/m ² per year	F		
0-5 kWh/m ² per year	G		
		78	78

EU Directive 2002/91/EC
England & Wales

