



{ MONTPELIER ROW, TWICKENHAM TW1
£10,000 PER MONTH AVAILABLE 26/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Montpelier Row, Twickenham TW1

£10,000 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- 5 bedrooms, - 3 bathrooms, - Reception room, - Kitchen/dining/family room, - Study, - Utility room, - Cloakroom, - Roof terrace, - Garden, - Council Tax band G

Council Tax

Council Tax Band G

Hamptons

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{ FIVE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION. EPC: C

The Property

This immaculately presented semi-detached family home is located on one of the premier roads in St Margarets and offers flexible living and entertaining space. The property has been refurbished to the highest of standards throughout and the accommodation is split over four floors. On the ground floor is the reception room, large kitchen/dining/family room with sliding doors leading out onto the south-westerly facing garden, utility room and cloakroom. To the first floor are a double bedroom/second reception room, study with doors leading out onto a roof terrace and a double bedroom with en-suite shower room. The second floor has two double bedrooms and a family bathroom whilst on the top floor is the principle bedroom and bathroom with separate bath and shower. The property benefits from fibre broadband (FTTP) with network cabling and WIFI throughout the house, air-conditioning to two bedrooms and the study and a laundry chute from upper floors direct to utility room. The property further benefits from residents' permit parking (S1 zone only).



MONTPELIER ROW

Approximate Gross Internal Area (excluding reduced headroom & shed)

Ground floor = 905 sq. ft. (84.1 sq. m.)

First floor = 562 sq. ft. (52.2 sq. m.)

Second floor = 546 sq. ft. (50.7 sq. m.)

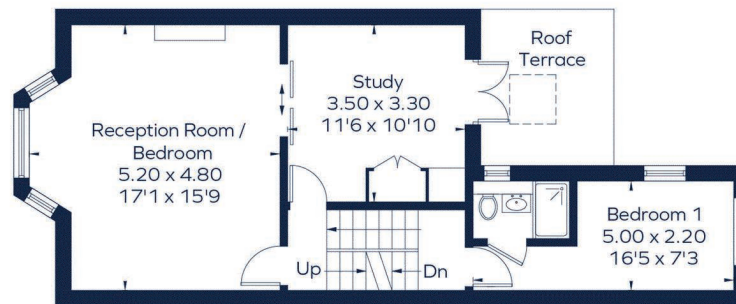
Third floor = 337 sq. ft. (31.3 sq. m.)

Reduced headroom = 20 sq. ft. (1.9 sq. m.)

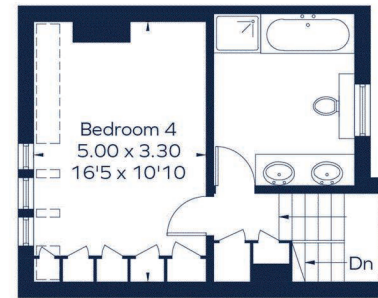
Total = 2370 sq. ft. (220.2 sq. m.)



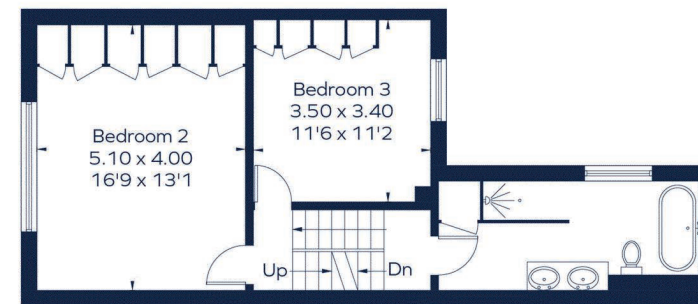
= Reduced head height below 1.5m



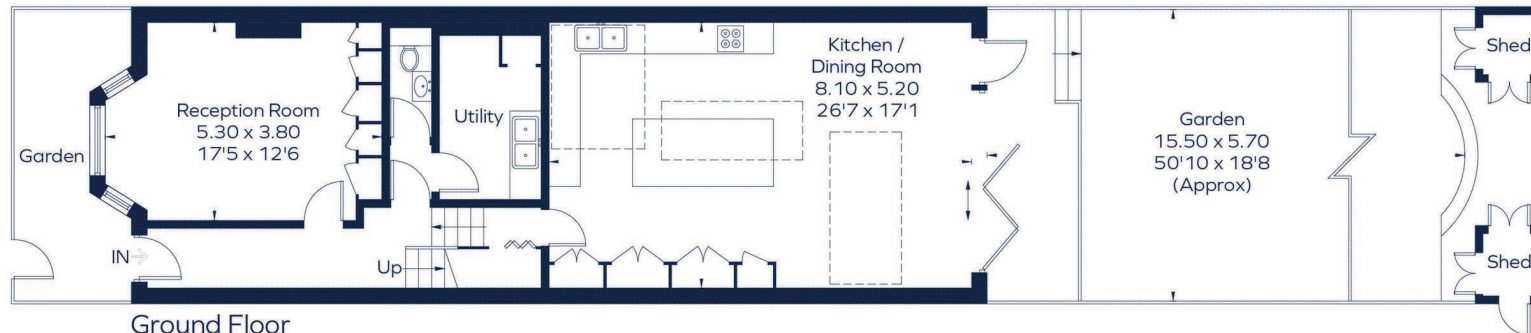
First Floor



Third Floor



Second Floor



Ground Floor

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 848083

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
92-100	A		
81-91	B		
69-80	C		
55-68	D	70	79
49-54	E		
41-48	F		
35-40	G		

EU Directive 2002/91/EC
England & Wales

