



**THE VINEYARD, RICHMOND TW10**  
*£5,000 PER MONTH AVAILABLE 28/09/2024*

**Hamptons**



THE HOME EXPERTS



# { THE PARTICULARS

The Vineyard, Richmond TW10

**£5,000 Per Month**  
**Unfurnished**

 **4 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

Four bedrooms, Three bathroom, Two reception rooms, Kitchen/dining/family room, Cloakroom, Garden, Studio/home office with shower room

## Council Tax

Council tax band not specified

## Hamptons

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

# { A WELL-PRESENTED FAMILY HOME WITH SEPARATE STUDIO/HOME OFFICE.

## The Property

A well-presented four bedroom family home with separate studio/home office on a desirable Richmond Hill Road. The ground floor of the property comprises a large open plan kitchen/dining/family room with tiled flooring and doors opening on to the rear garden. There is a formal reception room to the front of the house benefitting from wooden floors, a separate dining room and a cloakroom. To the first floor is a large double bedroom to the front of the house, a family bathroom, a second double bedroom with en-suite bathroom and a further double bedroom. The top floor comprises a double bedroom with en-suite shower room and mezzanine storage area. To the rear of the garden is a separate summer house with wooden floors and a shower room ideal to use as a home office or gym.

## Location

The Vineyard is minutes from the vibrant heart of Richmond with its array of shops, restaurants and fantastic transport links.



# THE VINEYARD

Approximate Gross Internal Area (Including Garage)

Ground Floor = 763 sq. ft. (70.9 sq. m.)

First Floor = 549 sq. ft. (51.0 sq. m.)

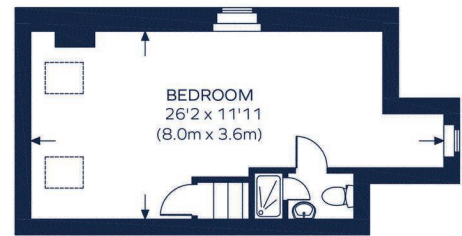
Second Floor = 274 sq. ft. (25.4 sq. m.)

Total = 1586 sq. ft. (147.3 sq. m.)

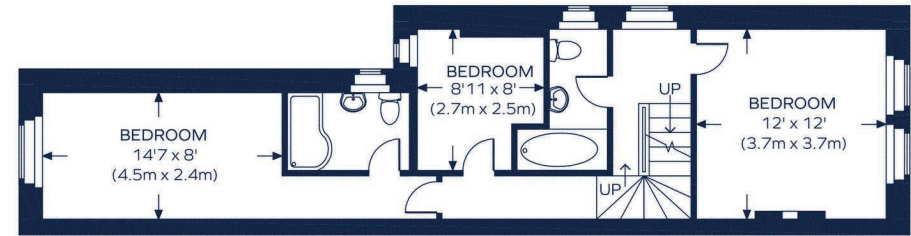
External Study Area = 131 sq. ft. (12.2 sq. m.)



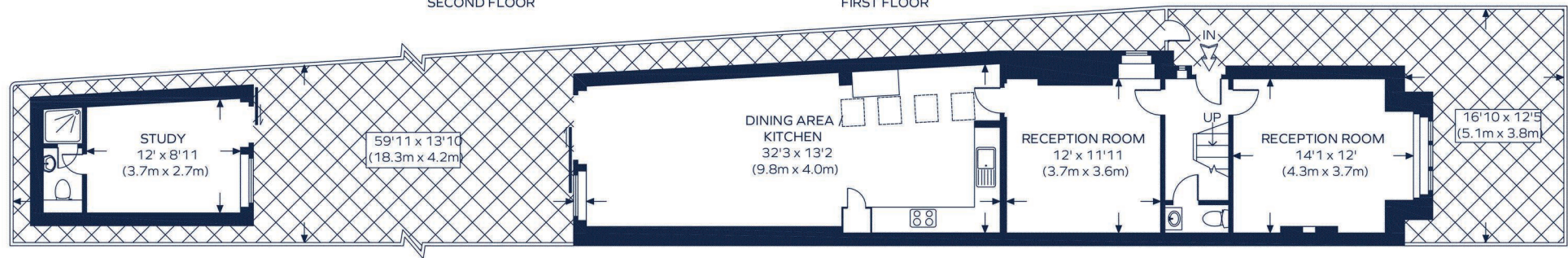
 = Restricted Headroom



SECOND FLOOR



FIRST 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.

## 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.

