



CHALMERS WAY, TWICKENHAM TW1
£8,950 PER MONTH AVAILABLE 22/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Chalmers Way, Twickenham TW1

**£8,950 Per Month
Furnished**

 **5 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

- 5 bedrooms, - 4 bathrooms, - Reception room, - Kitchen/family room, - Dining room, - Study, - Utility room, - Cloakroom, - Garage, - Garden, - Video tour available

Council Tax

Council Tax Band H

Hamptons

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

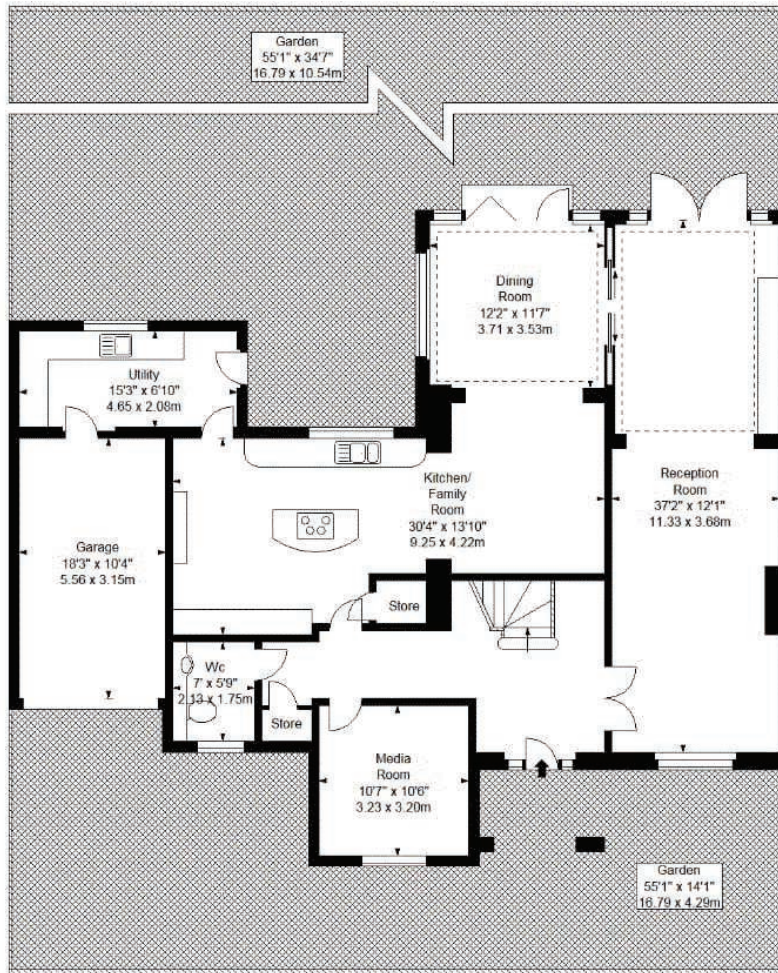
{ A WELL-PRESENTED FIVE BEDROOM FAMILY HOME IN A GATED DEVELOPMENT.

The Property

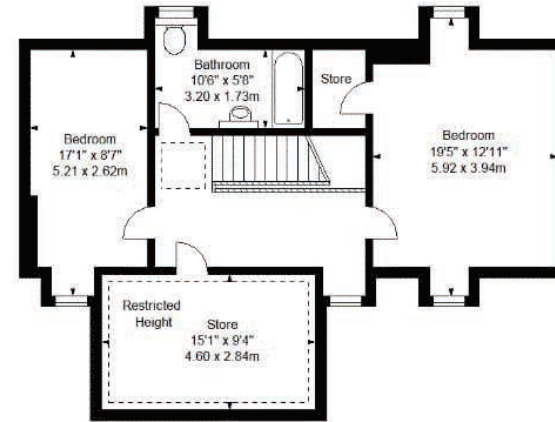
The accommodation extends to over 3,300 sq.ft and offers fantastic living and entertaining space. The ground floor comprises a spacious L-shaped kitchen/dining room leading out onto the private garden, reception room, second reception room/media room, utility room and a cloakroom. The first floor comprises the principle bedroom with en-suite bathroom room featuring a bath and separate shower and two further double bedrooms that both benefit from en-suite shower rooms. The second floor comprises two double bedrooms and a family bathroom. The property further benefits from an attached garage and off-street parking spaces.



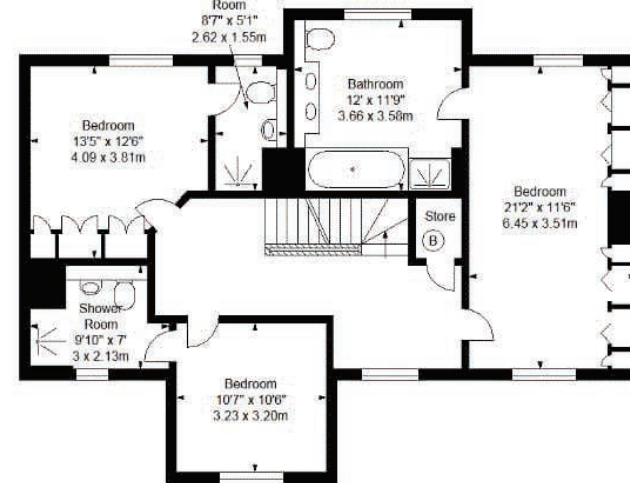
Chalmers Way, TW1
Approx. Gross Internal Area *
3452 Ft² - 320.69 M²
(Including Restricted Height & Garage)
Approx. Gross Restricted Height Area *
143 Ft² - 13.28 M²



Ground Floor



Second Floor



First Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale
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 Tel 07850 620 122, 0207 263 2188
 www.ipinteriors.co.uk

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
Band A	92-100		
Band B	81-91		
Band C	69-80	79	85
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For more information on energy costs</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	



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