



**LAUDERDALE DRIVE RICHMOND TW10**  
**£5,500 PER MONTH** AVAILABLE NOW

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Lauderdale Drive Richmond TW10

**£5,500 Per Month**  
**Unfurnished**

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

## Features

- Four Bedrooms, - Two Bathrooms, - Two Reception Rooms, - Off Street Parking, - Lovely Garden, - Recently Refurbished

## Council Tax

Council Tax Band G

## Hamptons

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

# { A FANTASTIC FAMILY HOME LOCATED IN PETERSHAM.

## The Property

An immaculate four bedroom semi-detached family home with off street parking located in a desirable location in Petersham, close to both The German School and Richmond Park. The property comprises a front dining room with wooden floors and smaller reception/study, to the rear of the property there is a large reception room, a modern eat in kitchen with granite work services both with doors leading to the garden. Upstairs there are three double bedrooms one with en - suite, a single bedroom and a modern family bathroom.

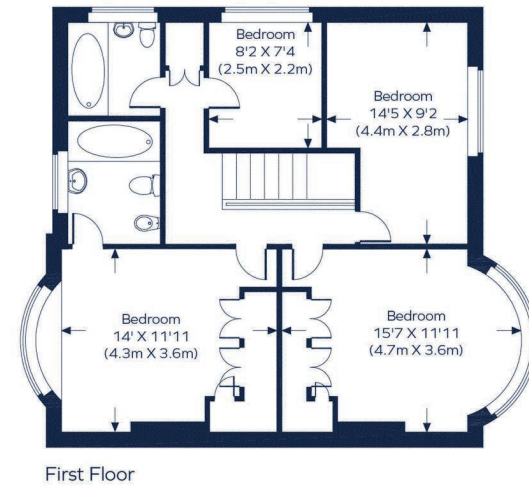
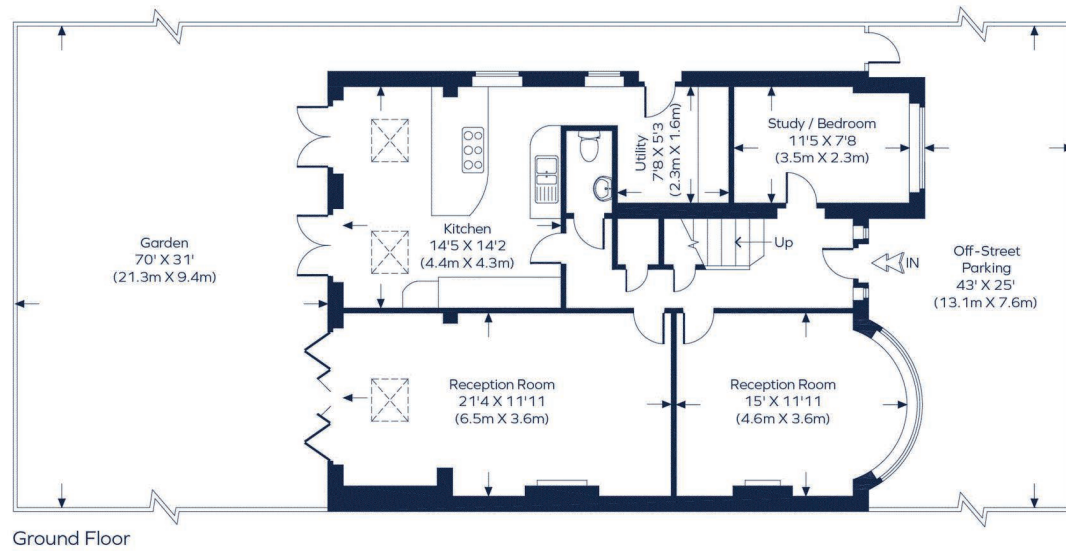
## Location

Lauderdale Drive is located off Sandy Lane in Ham, the property is situated within close proximity to Ham House, Ham Polo Club and the German School and has easy access to the many amenities of Richmond town center and its train station.



# LAUDERDALE DRIVE

Approximate Gross Internal Area  
Total = 1668 sq. ft. (155.0 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 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
55-70 kWh/m <sup>2</sup>	C		
40-54 kWh/m <sup>2</sup>	D		
29-39 kWh/m <sup>2</sup>	E		
21-28 kWh/m <sup>2</sup>	F	57	
13-20 kWh/m <sup>2</sup>	G		77

EU Directive 2002/91/EC  
England & Wales

