



KING GEORGE SQUARE, RICHMOND TW10
£5,500 PER MONTH AVAILABLE 09/12/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

King George Square, Richmond
TW10

£5,500 Per Month
Unfurnished

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

Features

- Four bedrooms, - Two bathrooms, -
Kitchen/reception room, - Reception room,
- Garden, - Garage, - Gated development, -
Video tour available

Council Tax

Council Tax Band G

Hamptons

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www.hamptons.co.uk

{ A FOUR BEDROOM TOWN HOUSE CLOSE TO RICHMOND PARK EPC D

The Property

The property is set within a popular gated development close to Richmond Park and the accommodation comprises an open plan kitchen/reception room leading out onto a private garden, second reception room on the first floor with views over Richmond Park, four bedrooms and two bathrooms. The property further benefits from a private garage.

Location

This popular gated development is within walking distance of local shops on Friars Stile Road at the top of Richmond Hill. It is accessible to Richmond town centre and rail station whilst Richmond Park is moments away.



KING GEORGE SQUARE



Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Ground Floor = 547 sq. ft. (50.8 sq. m.)

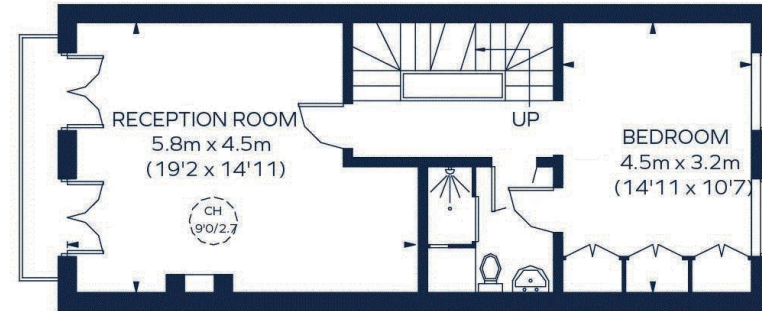
First Floor = 549 sq. ft. (51.0 sq. m.)

Second Floor = 545 sq. ft. (50.6 sq. m.)

Total = 1641 sq. ft. (152.4 sq. m.)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

= Ceiling Height

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 207206

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
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)			
Needs Improvement (E)		65	
Needs Improvement (F)			
Very Poor (G)			
Not Energy Efficient (Higher rating is best)			79
England & Wales		EU Directive 2002/91/EC	

