



{ LAUDERDALE DRIVE, RICHMOND TW10
£10,000 PER MONTH AVAILABLE 20/02/2025



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lauderdale Drive, Richmond TW10

£10,000 Per Month
Unfurnished

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

Features

6 bedrooms, 4 bathrooms, 2 reception rooms, Kitchen/dining room, Study, Utility room, Cloakroom, Garden, Off-street parking, Council Tax Band G

Council Tax

Council Tax Band G

Hamptons

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{ AN IMMACULATELY PRESENTED SIX BEDROOM FAMILY HOME.

The Property

The accommodation is finished to the highest of standards throughout and is split over four floors offering fantastic living and entertaining space. The ground floor comprises a beautiful reception room with wooden floors, a large open-plan kitchen/dining room with doors leading to the rear garden, study and cloakroom. Upstairs there is a spacious principle suite with dressing area and large en-suite bathroom, three further double bedrooms and a family bathroom. On the lower ground floor there is an additional reception room, two further bedrooms, bathroom and utility room. The property further benefits from off street parking.



LAUDERDALE DRIVE

Approximate Gross Internal Area

(Excluding reduced headroom / eaves)

Lower Ground floor = 1024 SQ. FT. (95.1 SQ. M.)

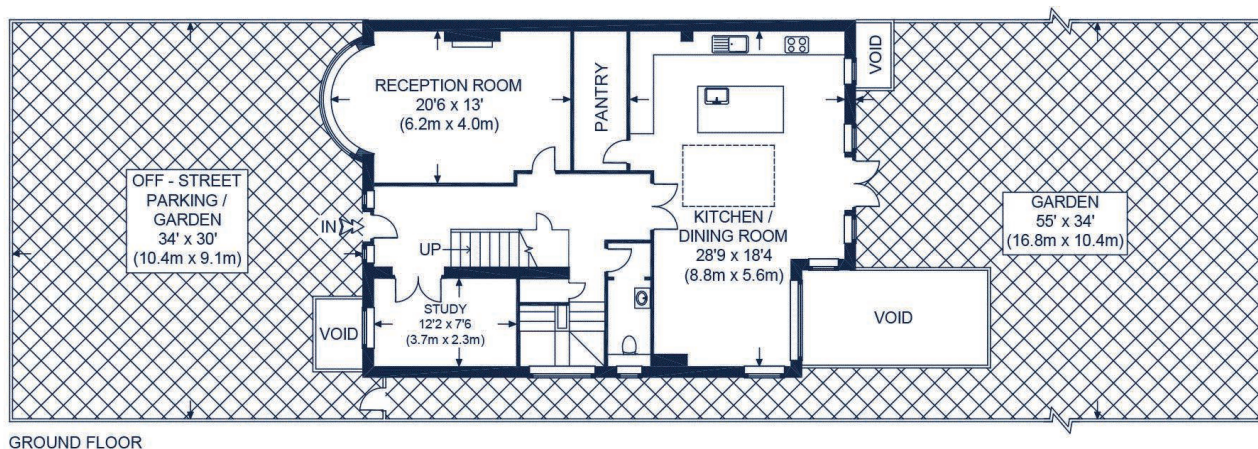
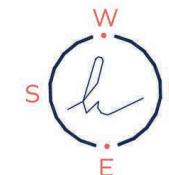
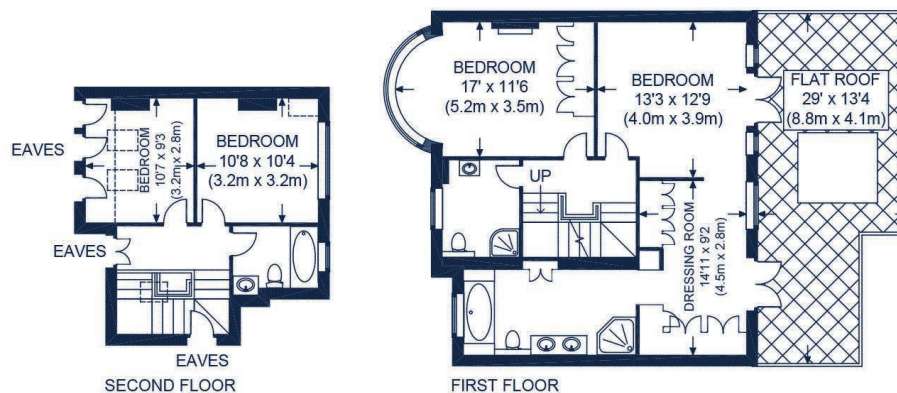
Ground floor = 1142 SQ. FT. (106.1 SQ. M.)

First floor = 757 SQ. FT. (70.3 SQ. M.)

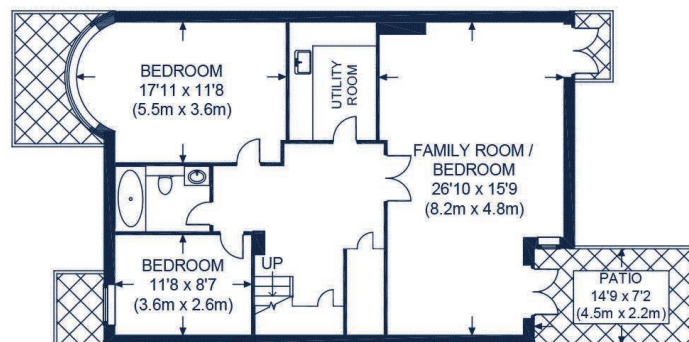
Second floor = 315 SQ. FT. (29.3 SQ. M.)

Total = 3238 SQ. FT. (300.8 SQ. M.)

Reduced Height Area = 30 SQ. FT. (2.8 SQ. M.)



GROUND FLOOR



LOWER GROUND FLOOR

 = Reduced head height below 1.5m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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		
Energy Efficiency Class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher rating costs		
England & Wales	78	83

