



JAMES  
ANDERSON



## TO LET

Manor Grove, Richmond, TW9

**£4,500 Per Month**

Per Month

Situated on a pretty tree lined road in Richmond, a three bedroom mid-terrace house with separate office, a short walk from North Sheen station. The ground floor offers two reception rooms, open plan kitchen/diner with breakfast bar, modern appliances and a utility room. Doors open out onto a low maintenance west facing garden which leads to the home office, which could also be used as a gym or guest room. There are two well-proportioned double bedrooms on the first floor, and a family bathroom. The principal suite is on the top floor, benefitting from ample storage and an en-suite shower room. Richmond can be accessed from North Sheen station (0.3 miles) and is renowned for its picturesque surroundings, vibrant community, and excellent amenities, including shops, restaurants, and of course Richmond Park.



Three Double Bedrooms and Office



Two Modern Bathrooms



Two Receptions



Open Plan Eat-In Kitchen



EPC C | Council Tax E | Deposit £5192.30



North Sheen Station (0.3 Miles)



Holy Trinity CE Primary School (0.6 Miles)



Close to Richmond Park



Home Office / Gym



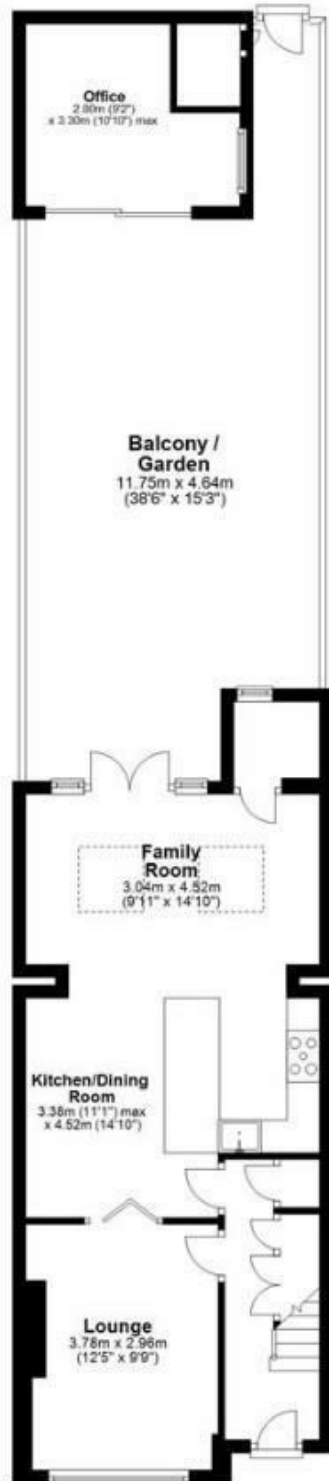
Minimum Term 12 Months | Holding Deposit £1038.46



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

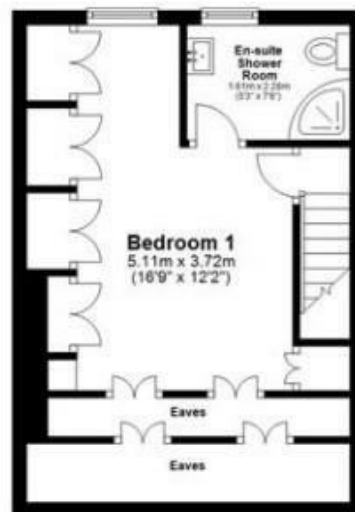
0208 876 6611

**Ground Floor**  
Main area: approx. 48.8 sq. metres (524.9 sq. feet)  
Plus outbuildings: approx. 7.8 sq. metres (83.7 sq. feet)



## Second Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



## First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



**Main area: Approx. 110.0 sq. metres (1183.7 sq. feet)**

Plus outbuildings: approx. 7.8 sq. metres (83.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

71

84

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

