



Kings Road, Richmond £2,050 PCM

Available to LET is this second-floor modern development, ideally located on the lower slopes of Richmond Hill, close to the town centre and station. The property benefits from two generously proportioned bedrooms, both with wardrobes, spacious reception room overlooking the well-maintained communal gardens. The apartment also has a separate modern kitchen, and modern shower room. Further benefits include residents parking.

Available: Monday 9th June 2025
Furnished/Unfurnished: Unfurnished
Council: London Borough of Richmond Upon Thames
Council Tax Band: D
EPC Rating: E
Pets: Not Considered - Against Headlease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £61,500 per annum. If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £73,800 per annum.

To secure the tenancy you will be required to pay one weeks' rent and then have seven days to complete the necessary documentation for the referencing process before the contracts will then be sent out to you. The rate of rent is not inclusive of utility bills and these rates are tenant responsibility to organise separately, i.e. water, gas, electric, telephone, internet, council tax etc. Any early termination of the contract would mean the Tenant is liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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