



Upper Grotto Road, Twickenham £2,500 PCM

A well proportioned three/four bedroom semi-detached period house, located on one of Twickenham's most sought-after roads and historically occupied by students of St Mary's University. Comprising an eat-in kitchen, reception room, upstairs bathroom with shower over bath and mature garden. Ideally located for bus routes and Strawberry Hill Mainline station.

Available: Friday 15th August 2025
Furnished/Unfurnished: Unfurnished
Council: London Borough of Richmond Upon Thames
Council Tax Band: E
EPC Rating: D
Pets: Not Considered - Against Headlease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £66,000 per annum. If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £79,200 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		
(55-68) D		
(39-54) E	47	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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