



Nelson Road, Twickenham £2,300 Per Month

Nestled on the charming Nelson Road in Twickenham, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The well-appointed kitchen seamlessly connects to the living areas. With three generously sized bedrooms, including a loft conversion complete with an en suite bathroom, this home is designed to accommodate the needs of a growing family. The additional bathroom ensure that morning routines run smoothly. The private rear garden is a true gem, offering a tranquil outdoor space perfect for children to play or for hosting summer gatherings with friends and family.

Available: Immediately
Furnished/Unfurnished: Unfurnished
Council: London Borough of Richmond
Council Tax Band: E
EPC Rating: E
Pets: Not Considered

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £74,250 per annum. If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £89,100 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		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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