



## Pinpoint House, Richmond £1,700 Per Month

Welcome to this stunning property located on Rosedale Road in the heart of Richmond. This conversion apartment boasts a luxurious kitchen complete with modern appliances, perfect for whipping up delicious meals. With one reception room, two cosy bedrooms, and a well-appointed bathroom, this flat offers a comfortable and stylish living space. The property also comes with the added convenience of allocated parking for one vehicle, ensuring you always have a secure place to park. Situated close to the vibrant town of Richmond, you'll have easy access to a variety of amenities including shops, restaurants, and beautiful green spaces. Additionally, the water rates are included, making it even more appealing.

Available: 7th November 2025  
Furnished/Unfurnished: Unfurnished  
Council: London Borough of Richmond  
Council Tax Band: D  
EPC Rating: E  
Pets: Not Considered - Against Head Lease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £51,000 per annum, If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £61,200 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
<i>Very energy efficient - lower running costs</i>		
(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>	42	42
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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