

**Lower Teddington Road
Kingston Upon Thames
KT1 4JB**

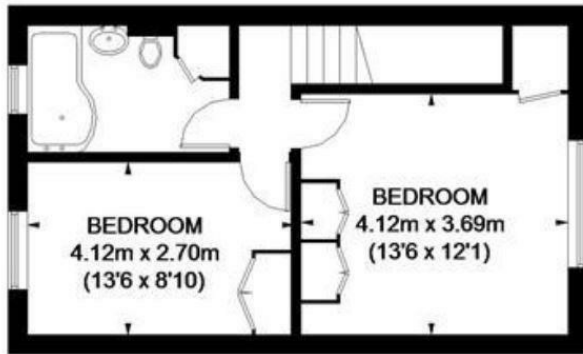
£2,395 PCM

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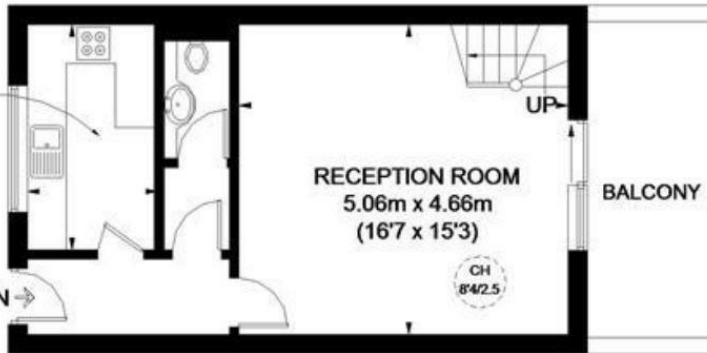
- Great location
- Idyllic location
- Private Balcony
- Stunning and direct river views
- Two double bedrooms
- Council Tax Band - E

SALAMANDER QUAY



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 427 SQ. FT. (39.7 SQ. M.)
 SECOND FLOOR = 424 SQ. FT. (39.4 SQ. M.)
 TOTAL = 851 SQ. FT. (79.1 SQ. M.)



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (80213019)

For more information or to book a viewing, please contact:

020 8977 1066

ChaseBuchanan

43 High Street, Teddington, TW11 8HB

Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs		
39-44 (A)		
34-38 (B)		
29-33 (C)		
24-28 (D)		
19-23 (E)		
14-18 (F)		
9-13 (G)		

Environmental Impact (CO ₂) Rating	Current	Desired
Very environmentally friendly - lower CO ₂ emissions		
35-39 (A)		
30-34 (B)		
25-29 (C)		
20-24 (D)		
15-19 (E)		
10-14 (F)		
5-9 (G)		

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.