



**UXBRIDGE ROAD KINGSTON UPON THAMES**  
*£1,150 PER MONTH AVAILABLE 13/09/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Uxbridge Road Kingston upon  
Thames KT1**

**£1,150 Per Month  
Furnished**

 **1 Bathroom**  
 **1 Reception**

## Features

- Studio apartment, - Eat-in kitchen, -  
Studio room, - Shower room, - Rent  
includes council tax and water

## Council Tax

Council tax band not specified

## Hamptons

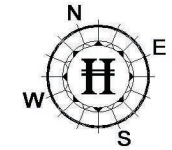
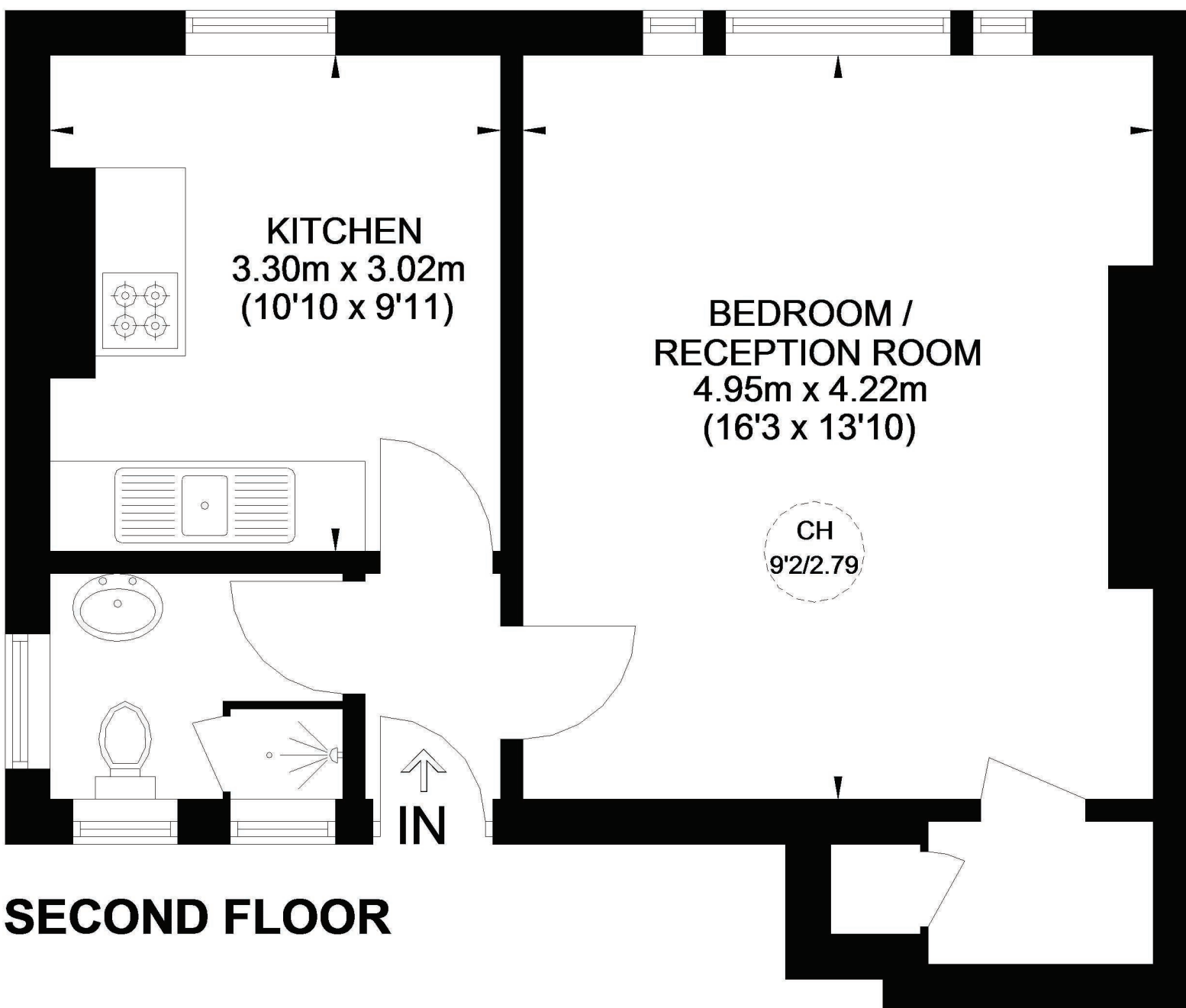
40 High Street  
Kingston, KT1 1HL  
020 8546 3322  
kingstonlettings@hamptons.co.uk  
www.hamptons.co.uk

# { EXCEPTIONALLY BRIGHT AND SPACIOUS STUDIO APARTMENT.

## The Property

Exceptionally bright and spacious studio apartment situated on a sought after river road close to Surbiton station. The property boasts a large studio room with high ceilings and ample storage, separate eat-in kitchen and shower room. Rent includes council tax and water. EPC Rating D Deposit equivalent to 5 weeks rent Gas Central Heating





APPROXIMATE GROSS INTERNAL AREA  
SECOND FLOOR  
417 SQ. FT. (38.7 SQ. M.)

= CEILING HEIGHT

## SECOND FLOOR

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

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 in relation to works carried out.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	63	77
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

