



{ UPPER RICHMOND ROAD LONDON SW15
£6,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Upper Richmond Road London
SW15

£6,500 Per Month
Unfurnished

 6 Bedrooms
 4 Bathrooms
 3 Receptions

Features

- •6 bedrooms, - •5 bathrooms, - •2 reception rooms, - •Kitchen/dining/family room, - •Utility room, - •2 guest cloakrooms, - •Underground garage, - •South facing garden, - Council Tax band H

Council Tax

Council Tax Band H

Hamptons
252 Upper Richmond Road West
East Sheen, London, SW14 8AG
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www.hamptons.co.uk

The Property

A recently built town house in this convenient location opposite Barnes Common and within easy walking distance of Barnes Station. The house has six bedrooms, five bathrooms (four of which are en suite), two guest cloakrooms, two reception rooms, a lovely kitchen/dining/family room, and utility room. There are Miele appliances in the kitchen and utility room. The house also has a garage, accessed via a gated lower ground floor entrance and a pretty south facing garden. Solar panels add to the eco efficiency of this impressive family home.

Location

East Sheen/Roehampton/Barnes borders is a delightful leafy area of South West London. Barnes Common is opposite the house & the wide open spaces of Richmond Park are located at the top of Priory Lane via Roehampton Gate. Ibstock Place School is also just at the top of Priory Lane. The outstanding East Sheen Primary School is a few minutes walk away. There is a local parade of shops nearby which includes a Tesco supermarket and the large Waitrose supermarket at East Sheen is a few minutes drive away. The Roehampton Club provides members with a gym, pool, tennis courts and golf course. Barnes Village has a weekly Farmers Market next to the pond as well as local shops, restaurants and pubs. Good transport links to the City are via the mainline station at Barnes which is within easy walking distance.



UPPER RICHMOND ROAD

Approximate Gross Internal Area (excluding reduced headroom / Including Garage)

Lower Ground floor = 1020 sq. ft. (94.8 sq. m.)

Raised Ground floor = 640 sq. ft. (59.5 sq. m.)

First floor = 140 sq. ft. (13.0 sq. m.)

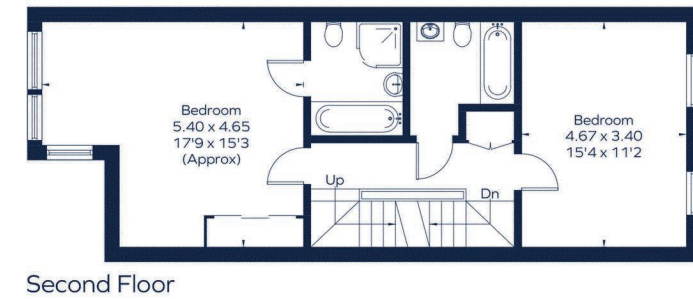
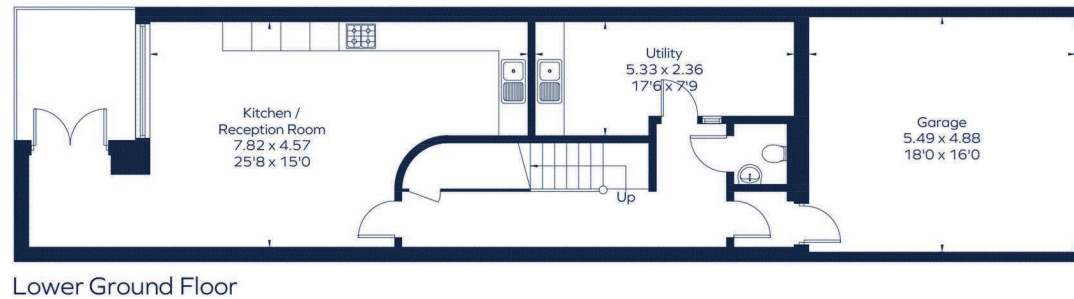
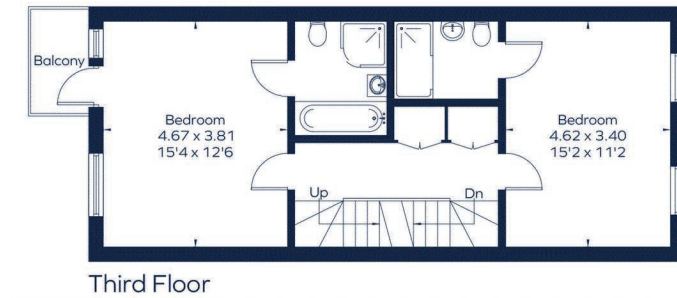
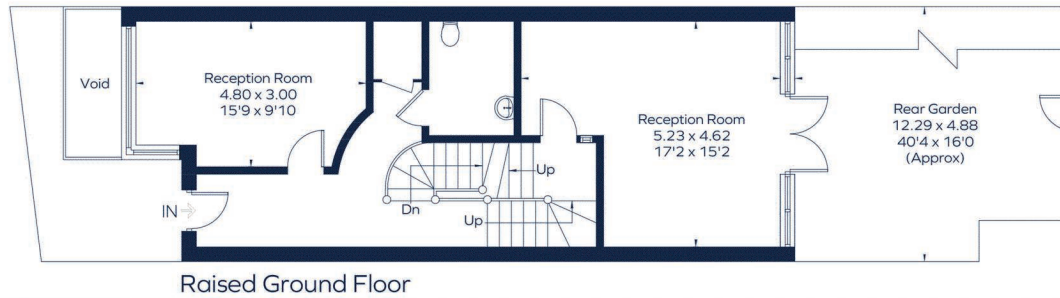
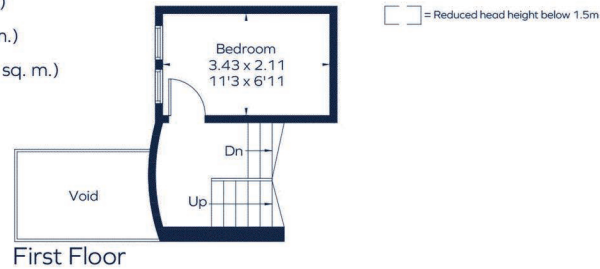
Second floor = 630 sq. ft. (58.5 sq. m.)

Third floor = 587 sq. ft. (54.5 sq. m.)

Fourth floor = 463 sq. ft. (43.0 sq. m.)

Reduced headroom = 30 sq. ft. (2.8 sq. m.)

Total = 3510 sq. ft. (326.1 sq. m.)



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. ID 869814

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.

Energy Efficiency Rating		
How energy efficient does this building is?	Current	Potential
90-100 A	90	90
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
1-30 Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

