



{ QUEENS ROAD LONDON SW14
£3,200 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Queens Road London SW14

£3,200 Per Month
Unfurnished

 3 Bedrooms
 1 Bathroom
 2 Receptions

Features

- Three bedrooms, - Large boarded loft room, - Family bathroom, - Open plan kitchen/family/dining room, - Front reception room, - Decked garden, - Large garden studio room, - Council Tax Band E

Council Tax

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Hamptons
252 Upper Richmond Road West
East Sheen, London, SW14 8AG
020 8618 4550
Eastsheenlettings@hamptons-int.com
www.hamptons.co.uk

{ END OF TERRACE HOUSE WITH LARGE GARDEN STUDIO ROOM.

The Property

Newly decorated end of terrace house in this popular East Sheen "Royals" location. There are three bedrooms, a large boarded loft, family bathroom, through reception room, open plan kitchen/family/dining room and a pretty decked rear garden. There is also a large garden studio room suitable for use as a gym or for working from home.

Location

East Sheen is a delightful leafy area of South West London. It has everything a family could wish for including several Outstanding State Primary Schools, the massive open spaces of Richmond Park, a bustling high street with a wide range of shops, including a large Waitrose supermarket and good transport links to the City via the mainline station at Mortlake. The River is also close by and provides additional facilities for running or cycling on the tow path, as well as rowing from the various Boat Houses.



QUEENS ROAD

Approximate Gross Internal Area
 Ground floor = 647 sq. ft. (60.1 sq. m.)
 First floor = 418 sq. ft. (38.8 sq. m.)
 Studio = 168 sq. ft. (15.6 sq. m.)
 Total = 1233 sq. ft. (114.5 sq. m.)



First Floor



Ground 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.
 ID 1244787

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.



