





**ORIEL DRIVE LONDON SW13**  
**£3,500 PER MONTH** AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Oriel Drive London SW13

£3,500 Per Month  
Unfurnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- 2 double bedrooms, - 2 bathrooms, one en suite, - Reception room with wooden floors, - Brand new open plan kitchen, - Allocated parking space, - Gated development, - Residents gym, pool, sauna and leisure facilities, - Communal gardens, - Concierge, - Council Tax Band F

## Council Tax

Council Tax Band F

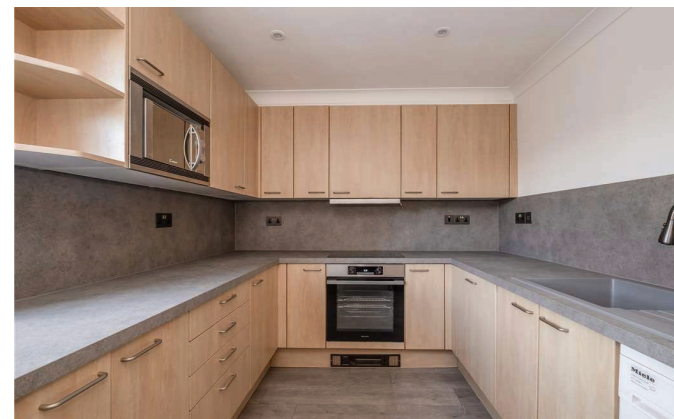
Hamptons  
252 Upper Richmond Road West  
East Sheen, London, SW14 8AG  
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Eastsheenlettings@hamptons-int.com  
www.hamptons.co.uk

## The Property

Newly refurbished second floor flat in this sought after riverside development. The property has a principal bedroom with bathroom en suite, further double bedroom, family bathroom and spacious reception room with wooden flooring together with a brand new fully fitted kitchen. There is also an allocated parking space. Harrods Village is a gated development with concierge service and a luxurious residents' leisure facility with swimming pool, Jacuzzi, gym and sauna. There are mature communal gardens and riverside access.

## Location

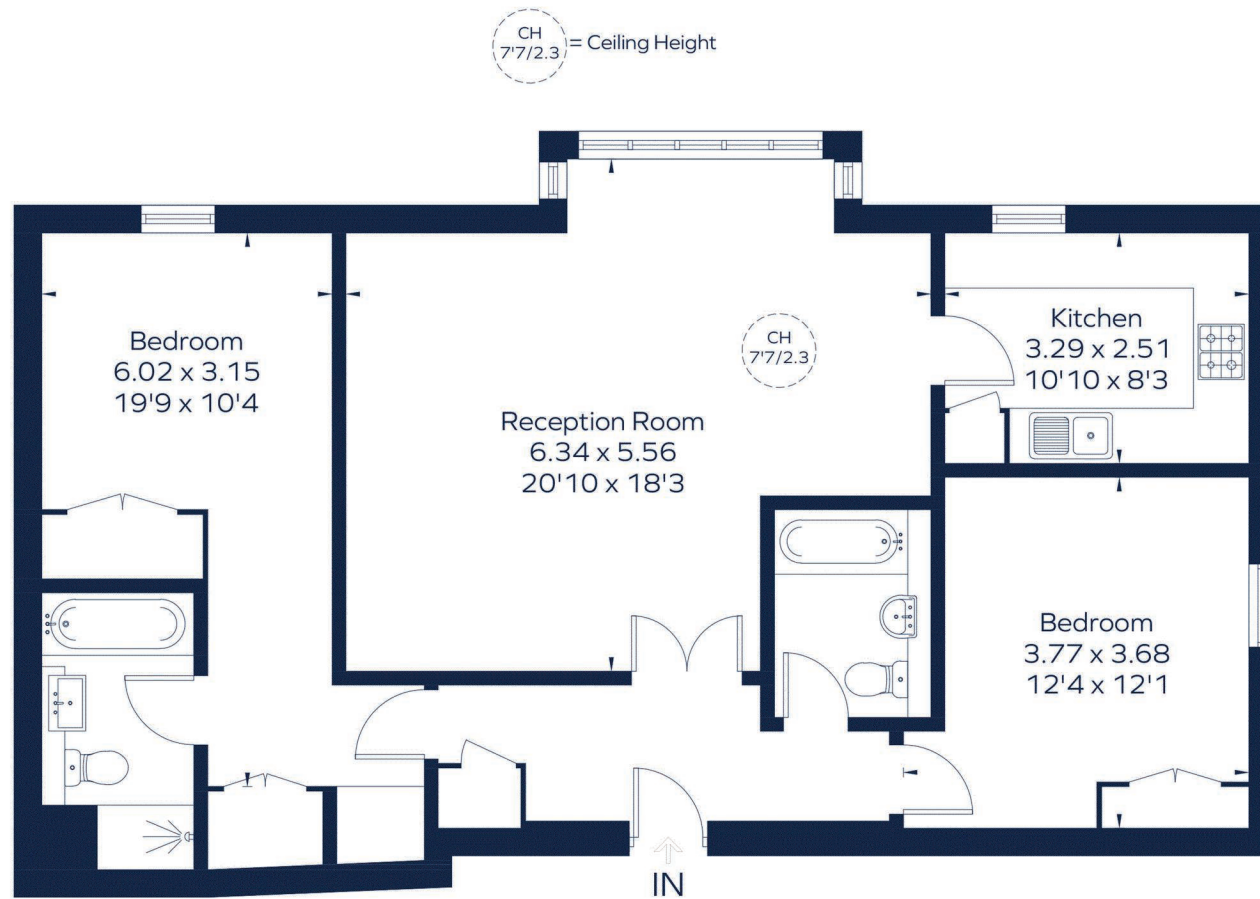
Oriel Drive is situated in the much sought after Harrods Village development, within walking distance of the River Thames. There are excellent transport links to the City and West End of London via pedestrian access over Hammersmith Bridge to Hammersmith Underground Station which has the Piccadilly and District line services. Barnes or Barnes Bridge Stations also offers convenient National Rail links to Clapham Junction and Waterloo. The property is within close proximity to coffee shops, pubs, shops, restaurants and excellent schools including: St. Paul's, The Harrodian and the Swedish School,





# ORIEL DRIVE

Approximate Gross Internal Area = 954 sq. ft. (88.6 sq. m.)



## Second 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 1260882

### 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 building look?	Current	Potential
100-125 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0-10 G		
Not energy efficient - higher running costs		
England & Wales	78	78
EU Directive 2002/91/EC		



