



## Thames Close, Middlesex £1,650 PCM

Welcome to Thames Close, Hampton, a charming apartment nestled in a secure gated development backing onto the picturesque River Thames. This property boasts one bedroom, ideal for a cozy retreat, and two bathrooms for added convenience. Step inside to discover a delightful open plan reception room seamlessly connected to a modern kitchen, perfect for entertaining guests or simply relaxing in style. The highlight of this apartment is the inviting balcony, where you can unwind.

Available: 17th August 2026.  
Furnished/Unfurnished: Unfurnished  
Council: London Borough of Richmond  
Council Tax Band: D  
EPC Rating: B  
Pets: Not Considered - Against Headlease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £49,500 per annum. If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £59,400 per annum.

To secure the tenancy you will be required to pay one weeks' rent and then have seven days to complete the necessary documentation for the referencing process before the contracts will then be sent out to you. The rate of rent is not inclusive of utility bills and these rates are tenant responsibility to organise separately, i.e. water, gas, electric, telephone, internet, council tax etc. Any early termination of the contract would mean the Tenant is liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Milestone & Collis Ltd endeavour to provide particulars that are both accurate and reliable but they are not guaranteed and do not form part of any offer or contract. Any measurements / dimensions should not be relied upon and should always be checked by a third party. No tests have been carried out on any mentioned electrical, plumbing, heating / hot water systems or appliances and no guarantees or warranties are given whatsoever.