



LAWRENCE ROAD, RICHMOND, TW10
£3,850 per month*

Carter Jonas

LAWRENCE ROAD, RICHMOND, TW10 7LW

Great location for nearby nurseries and primary schools, Ofsted 'Outstanding' Grey Court School and also within reach of the German School. There is a GP surgery close by off Lock Road and the house is between the shops and facilities on Ham Parade and at St Richards Square

THE PROPERTY

Stylishly extended and remodelled FOUR BEDROOM TWO BATHROOM 1930s house in this sought after residential crescent off Lock Road within reach of Ham Common. Stunning expanded ground floor with entrance hall, cloakroom, bright lounge area with bay and fireplace, flowing through into a spacious and flexible kitchen/diner/family room with folding doors out to the deck and garden. Generous array of kitchen cupboards and work surfaces plus a smart island cooking/serving station with five ring hob. The kitchen also provides oven, wide fridge freezer, dishwasher and utility cupboard with both washing machine and tumble dryer. The main ground floor has a lovely bright double aspect plus rear vaulted windows and bespoke lighting over the rear area.

The first floor houses the family bathroom with two double bedrooms and a single bedroom, with the second floor providing a generous loft bedroom with en suite shower room.

The 371 bus service runs past one end of Lawrence Road whilst the 65 service can be reached via Lock Road.

Available unfurnished beg May.

Council Tax Band - E

Holding Deposit one week rent - £888.46

Security Deposit five weeks rent - £4442.30



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

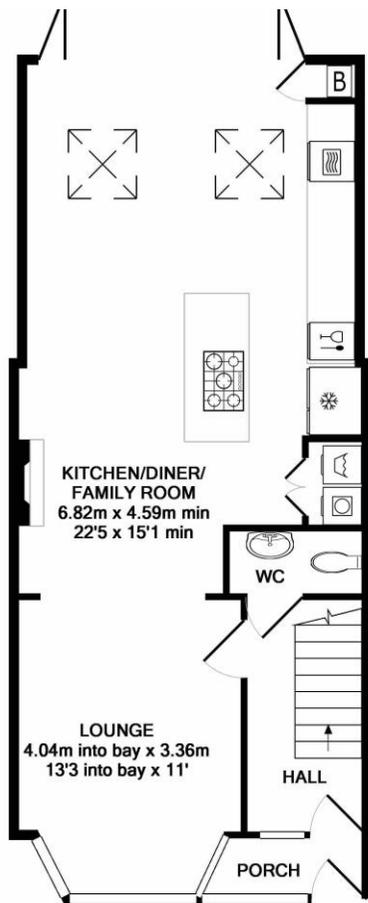
Viewing Strictly by appointment

Local Authority Richmond Borough Council - Council Tax Band E

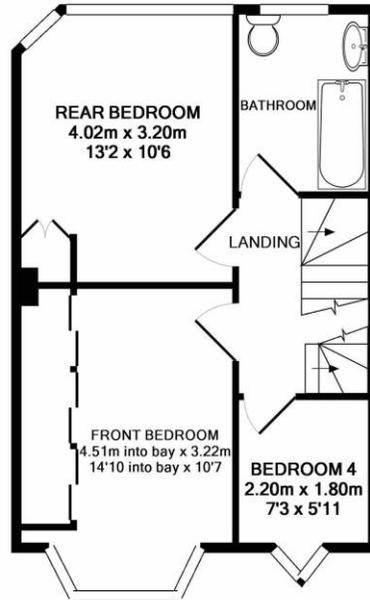
EPC Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





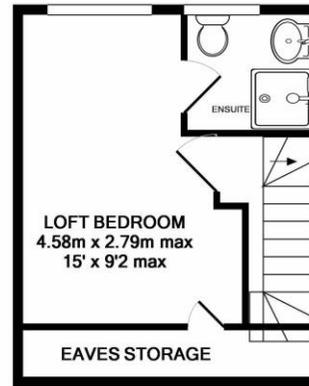
GROUND FLOOR
APPROX. FLOOR
AREA 61.8 SQ.M.
(666 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.2 SQ.M.
(454 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.9 SQ.M. (1376 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 23.8 SQ.M.
(257 SQ.FT.)



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