



**WOODVILLE ROAD, RICHMOND, TW10**  
£3,000 per month\*

**Carter Jonas**

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## **WOODVILLE ROAD, RICHMOND, TW10 7QN**

- 3/4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Garden
- Off Street Parking
- Garage
- 1206 Approx Sq Ft

### **THE PROPERTY**

An upgraded townhouse offering flexible accommodation over three floors.

The remodelled ground floor provides a contemporary shower room and a bright expanded garden room with underfloor heating and sliding patio doors to the garden. This layout could equally function as a fourth bedroom with en suite suitable for an au-pair or similar.

The first floor offers connected lounge and dining areas and a smart kitchen with fitted units and integrated appliances.

The second floor has a refurbished bathroom, two double bedrooms and a third single bedroom.

Wooden and tiled flooring throughout except staircase, double glazing and ample built-in storage.

There is bicycle storage. The rear garden has a garden shed and a rear access gate.

Available unfurnished end April 2025.

Holding Deposit – one weeks rent £692.30

Security Deposit – five weeks rent £3461.50

Conveniently located in a residential road with attractive front views, the property is within immediate reach of local shops including a Tesco convenience store, bakery, pharmacy and Post Office, with nearby bus services to Richmond and Kingston.



## 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 D

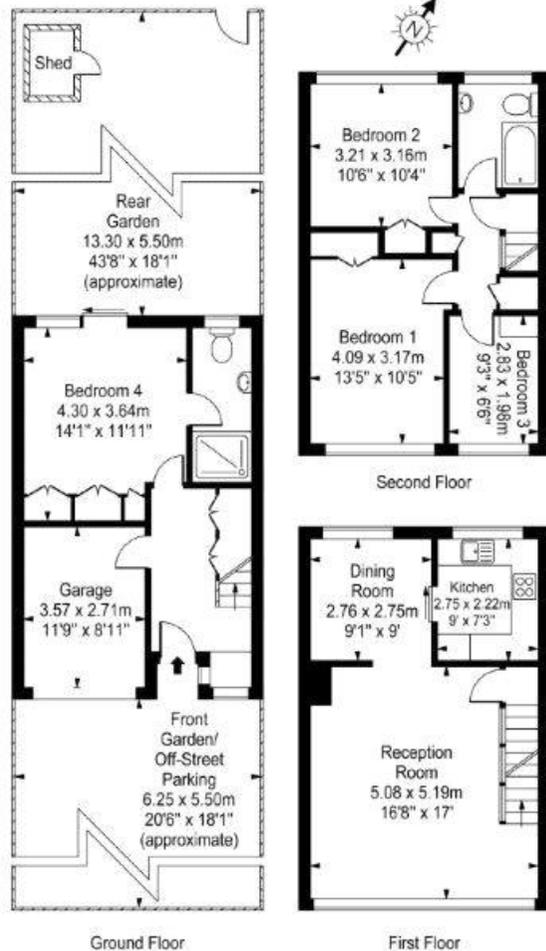
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Woodville Road

Approx. Gross Internal Area  
123.06 Sq M - 1325 Sq Ft  
(Including Garage)



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



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