



**JAMES  
ANDERSON**



## TO LET

Cardigan Road, Richmond, TW10

## £1,750 Per Month

Per Month

Set in the heart of Richmond Hill Village; a spacious Victorian conversion apartment with over 650 sq ft of living space. The property is situated on the raised ground floor and comprises an extremely generous bedroom with feature fireplace and large windows flooding the apartment with plenty of natural light, a sizeable living space with high ceilings and open plan fully fitted kitchen and a bathroom with shower over bath. Cardigan Road is an enviable location for all that Richmond has to offer, including both underground and overground train stations, Richmond riverside and an abundance of shopping facilities. \*\*Please note that there is no outdoor space included or available with this tenancy. The flat roof space to the rear of the property is not for Tenant use\*\*



One Double Bedroom



Shower Over Bath



Unfurnished



Open Plan Kitchen



EPC D | Council Tax E | Deposit £1961.53



Richmond Station



Excellent Local Schools



Richmond Hill



Conversion Apartment



Minimum Term 6 Months | Holding Deposit £392.30



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

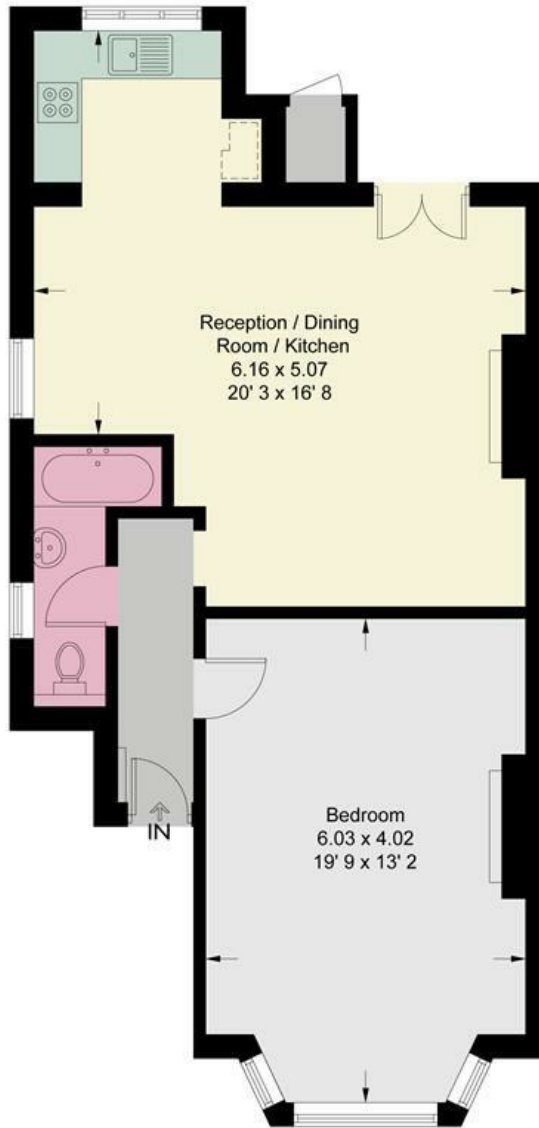
# Cardigan Road

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 3 sq ft / 0.3 sq m  
 Total = 691 sq ft / 64.2 sq m



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= Reduced headroom below 1.5m / 5'0



**Upper Ground Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>62</b>

