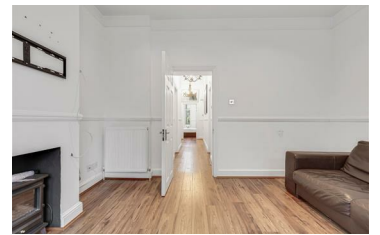




**JAMES  
ANDERSON**



## TO LET

**£2,950 Per Month**

Ennerdale Road, Richmond, TW9

Per Month

Nestled in the charming Ennerdale Road of Kew, this delightful property exudes character and history, with a cosy reception room, fully fitted kitchen, three-piece modern bathroom and two double bedrooms; ideal for a small family or those seeking a guest room or home office. This accommodation provides ample space for comfortable living with wooden floors throughout, also featuring parking for one vehicle and a large private courtyard garden. Situated in a sought after location, Ennerdale Road is known for its proximity to local amenities, cafes, pubs and Kew Gardens station (district line and over ground).



Two Spacious Bedrooms



Modern Bathroom



Reception with Direct Access to Garden



Fully Fitted Kitchen



EPC D | Council Tax D



Kew Gardens Station



Excellent Local Schools



Close to Several Amenities & Kew Gardens



Private Courtyard Garden | Off Street Parking



Deposit £3403.84 | Holding Deposit £680.76



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

0208 876 6611

# Ennerdale Road

Approximate Gross Internal Area = 622 sq ft / 57.8 sq m



**JAMES  
ANDERSON**



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
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>66</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

