



**JAMES  
ANDERSON**



## TO LET

Latham Road, Twickenham, TW1

## £2,350 Per Month

Per Month

Refurbished split level apartment situated a short stroll from Twickenham Station. The first floor offers a large reception room, a brand new fully fitted kitchen, double bedroom and modern bathroom. The second floor presents a large bedroom with eaves storage and stunning second shower room. Further benefits include brand new carpets throughout and double glazed windows. Latham Road is conveniently placed for Twickenham station (0.2 miles), the River Thames (0.5 miles) and an abundance of shops, cafes and schools.



Two Double Bedrooms



Two Bathrooms



Split Level Apartment



Separate Kitchen



EPC D | Council Tax D | Holding Deposit £542.30



Twickenham Station



Excellent Local Schools



Close to the River Thames



Unfurnished



Deposit £2711.53 | Minimum Term 6 Months



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

0208 876 6611

# Latham Road

Approximate Gross Internal Area = 1051 sq ft / 97.6 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 125 sq ft / 11.6 sq m



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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>England &amp; Wales</b>	EU Directive 2002/91/EC	61	72

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		

