



**JAMES
ANDERSON**



TO LET

Latham Road, Twickenham, TW1

£2,250 Per Month

Per Month

Beautifully refurbished two bedroom ground floor flat with a large private garden. This property offers a fantastic open plan kitchen/living room with central island and plenty of worktop/storage space. Bi-folding doors open out onto a large private garden, perfect for alfresco dining. There are two double bedrooms with brand new carpet, one of which has access to a courtyard, and a modern shower room. Latham Road is ideally located moment from Twickenham station (0.2 miles), and an array of shops, cafes and restaurants, while the River Thames is also a short walk (0.5 miles).



Two Double Bedrooms



Modern Shower Room



Unfinished



Open Plan Kitchen/Living



EPC D | Council Tax C | Deposit £2596.15



Twickenham Station 0.2 Miles



Several Schools Nearby



Close to River Thames



Private Garden



Holding Deposit £519.23 | Minimum Term 6 Months



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

0208 876 6611

Latham Road

Approximate Gross Internal Area = 711 sq ft / 66.1 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 12 sq ft / 1.1 sq m



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= Reduced headroom below 1.5m / 5'0



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

