



JAMES  
ANDERSON



## TO LET

Rothsay Avenue, Richmond, TW10

## £5,750 Per Month

Per Month

Situated in the charming residential road of Rothsay Avenue, this house is split over three floors, boasting over 2,000 square feet of living space, making it an ideal family home. Upon entering, you are greeted by two spacious reception rooms that provide ample space for both relaxation and entertaining. The kitchen is well equipped with a separate spacious utility and bi-folding doors opening onto a large west facing, low maintenance garden. The house features five well proportioned bedrooms, with plenty of built-in wardrobes. The property also includes two bathrooms, thoughtfully refurbished to a very high standard, one of which featuring a laundry shoot. The location in Richmond is particularly appealing, known for its vibrant community and excellent amenities. Situated equidistance between Mortlake and North Sheen stations, Richmond Park is also nearby. This stunning home benefits from off street parking for two cars, an electric charging point, a bike store and a shed at the rear.



Five Spacious Bedrooms



Two Stunning Bathrooms



Two Reception Rooms



Beautiful Open Plan Kitchen with Separate Utility



EPC D | Council Tax G | Holding Deposit £1326.92



Mortlake Station 0.7 Miles



Excellent Local Schools



Close to Richmond Town Centre



Off Street Parking | Electric Charging Point | Bike Store



Deposit £7961.53 | Minimum Term 12 Months



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

0208 876 6611

# Rothesay Avenue

Approximate Gross Internal Area = 2055 sq ft / 190.9 sq m  
(Including Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 91 sq ft / 8.5 sq m

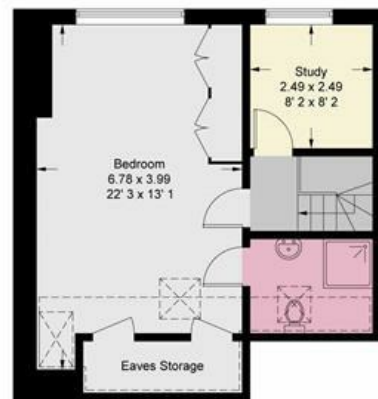


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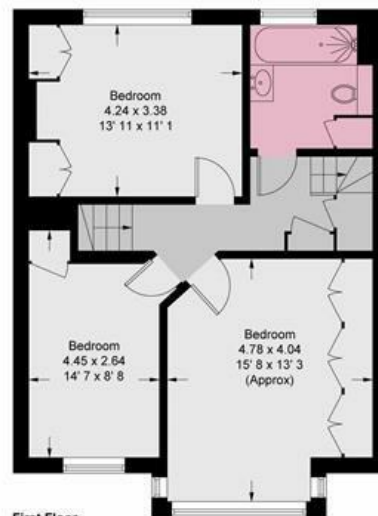
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
932 sq ft / 86.6 sq m



**Second Floor**  
478 sq ft / 44.4 sq m  
(Including Reduced Headroom / Eaves Storage)



**First Floor**  
645 sq ft / 59.9 sq m

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		
	66	79
<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	

