



JAMES
ANDERSON



TO LET

£3,700

Manor Grove, Richmond, TW9

Newly refurbished three bedroom house with a garden studio/office. This home has been designed to accommodate family living with a large open plan kitchen and living space, downstairs w/c and patio doors leading out to a courtyard garden. Upstairs there are three spacious bedrooms with brand new carpets, modern family bathroom and second shower room off the principal bedroom. The ground floor benefits from wooden floors throughout, new appliances and breakfast bar.



Three Double Bedrooms and Office



Two Modern Bathrooms



Two Receptions



Open Plan Eat-In Kitchen



EPC C | Council Tax D | Deposit £4615.38



North Sheen Station (0.3 Miles)



Holy Trinity CE Primary School (0.6 Miles)



Close to Richmond Park



Home Office / Gym



Minimum Term 12 Months | Holding Deposit £923.07



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

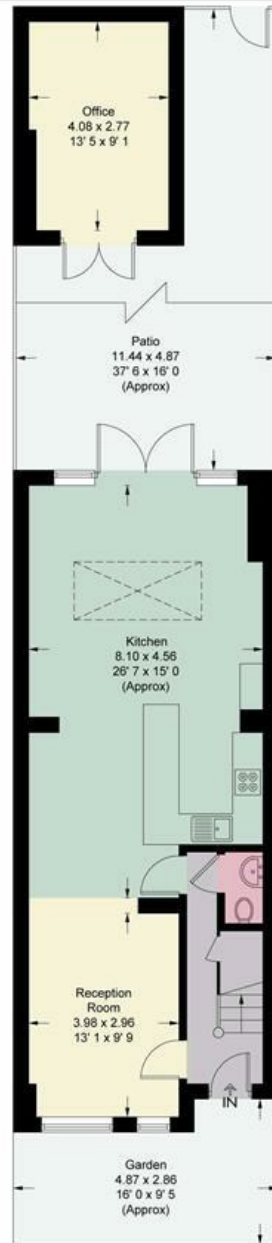
0208 876 6611

Manor Grove

Approximate Gross Internal Area = 1343 sq ft / 113.2 sq m
(Including Reduced Headroom / Eaves / Office)
Reduced Headroom / Eaves = 29 sq ft / 2.7 sq m
Office = 125 sq ft / 11.6 sq m



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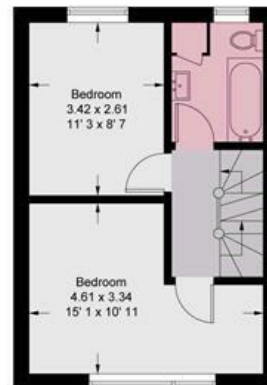


Ground Floor
607 sq ft / 56.4 sq m

= Reduced headroom below 1.5m / 5'0






Second Floor
270 sq ft / 25.1 sq m
(Including Reduced Headroom / Eaves)



First Floor
341 sq ft / 31.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	