



JAMES  
ANDERSON



## TO LET

Hampton Road, Twickenham, TW2

**£1,895 Per Month**

Per Month

Fantastic two bedroom split level apartment with shared garden, a short distance from Fulwell station. This tastefully decorated property offers an open plan kitchen/dining area, separate reception room, two spacious double bedrooms and a fully fitted bathroom with shower over bath. In excellent condition throughout, the property is available to rent on an unfurnished basis immediately. Further benefits include access to the shared garden and double glazed windows.

Two Bedrooms

Modern Bathroom

Unfurnished

Open Plan Kitchen

EPC D | Council Tax Band D | Holding Deposit £461.53

Fulwell Station

Excellent Local Schools

Near Hampton Hill

Communal Garden

Deposit £2307.69 | Minimum Term 6 Months



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

**0208 876 6611**

# Hampton Road

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 57 sq ft / 5.3 sq m  
 Total = 938 sq ft / 87.2 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) 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

