



**JAMES  
ANDERSON**













# TO LET

Cedar Terrace, Richmond, TW9

# £1,750 Per Month

Per Month

A lovely and spacious one double bedroom apartment, located near Richmond town centre. This split level property boasts a spacious open plan modern kitchen and living room with an adjoining WC. The second floor is accessed via a stunning iron spiral staircase that leads to the double bedroom with built in storage. The ensuite, with wall and floor tiles, contains both a bath and separate shower cubicle and leads onto a shared balcony that overlooks the very well kept communal garden below. There is also a private garage attached to the property that can be used for a vehicle or for extra storage. This property is superbly situated and is only a 9min walk from Richmond train station and a 12 minute walk to Richmond town centre.

-  One Double Bedroom
-  One Bathroom
-  Unfurnished
-  Fitted Kitchen
-  EPC Rating C / Council Tax Band D / Deposit Required £2,019.23
-  Richmond Train/Tube Station
-  Falcons Prep School
-  Balcony
-  Private Garage
-  Minimum Term 12 Months / Holding Deposit £403.85



# Cedar Terrace, Richmond, TW9

APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT 76.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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>                            |                         | 69      | 72        |
| (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 |         |           |

| 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 |         |           |

