



TANGIER ROAD, RICHMOND, TW10
£3,250 per month*

Carter Jonas

TANGIER ROAD, RICHMOND, TW10 5DN

Spacious and newly decorated four-bedroom semi-detached family home with 1,684 sq. ft across three floors. Located on a sought-after tree lined road near top schools, and close to Mortlake and North Sheen stations. Available early June on an unfurnished basis.

THE PROPERTY

Recently newly painted throughout, this substantial end of terrace property combines generous proportions with a light and airy feel throughout.

Perfectly positioned on one of the area's most sought after tree lined roads, the home is within easy reach of outstanding local schools, including Holy Trinity and Sheen Mount, and just a short walk from Mortlake and North Sheen stations with direct links to London Waterloo. A range of shops, parks and other local amenities are also close by.

The ground floor features an entrance hall that leads onto two spacious reception rooms with working gas fireplace and conservatory overlooking the rear garden.

Upstairs, the first floor offers three well sized bedrooms and a family bathroom, (shower only) all thoughtfully laid out to suit modern family living, with the fourth bedroom on the second floor.

OUTSIDE

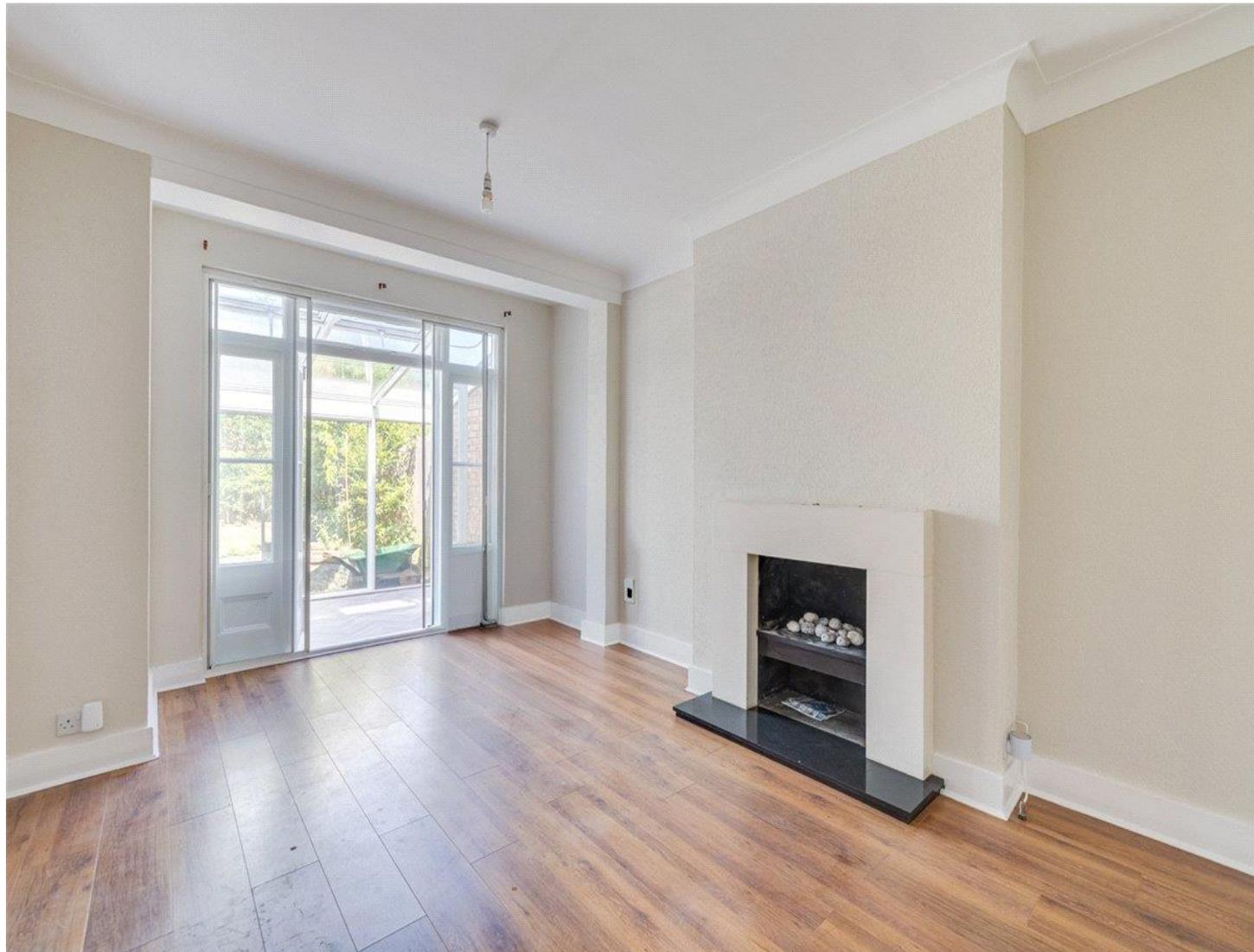
Outside there is an attractive rear garden featuring a mix of a small patio and good-sized lawn, ideal for entertaining. A large conservatory, filled with natural light, provides additional living space year-round. There is also good-sized storage and a shed in the rear of the garden.

The front garden is landscaped and set behind a gated entrance.

Holding Deposit = One week £750

Security Deposit = Five weeks £3750

Available unfurnished from mid-June.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

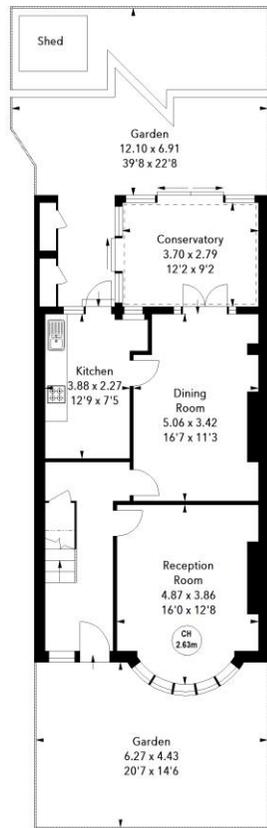
Viewing Strictly by appointment

Local Authority Richmond Borough Council - Council Tax Band F

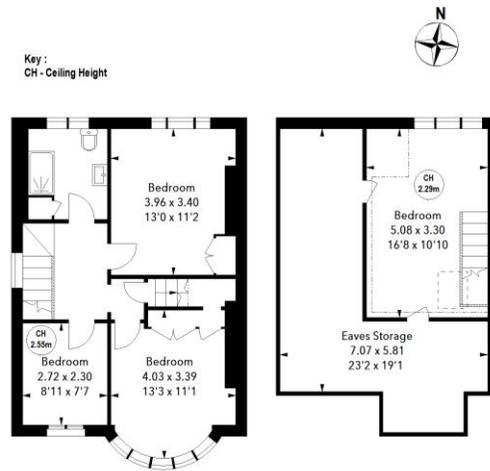
EPC E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor
Approx. 65.68 sq m / 707 sq ft



First Floor
Approx. 48.22 sq m / 519 sq ft

Second Floor
Approx. 42.55 sq m / 458 sq ft

Tangier Road, TW10
Approximate Area = 156.44 sq m / 1684 sq ft
(Including Eaves Storage)
Eaves Storage = 24.80 sq m / 267 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



T: 020 8878 1115
70 White Hart Lane, Barnes, SW13 0PZ
E: barnes@carterjonas.co.uk



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Classification L2 - Business Data

IMPORTANT INFORMATION

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