



Sydney Road Richmond TW9

£2,900 Per Month - Available 18/09/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Charming two bedroom Victorian house situated on a quiet residential road in the heart of Richmond moments from the station and local amenities.*

House | Reception | Kitchen | Conservatory | Two bedrooms | Bathroom | Patio/Garden.

## Description

Charming two bedroom Victorian house situated on a quiet residential road in the heart of Richmond moments from the station and local amenities. This wonderful property benefits from a double reception room with wood floors, a modern kitchen, conservatory, two well proportioned double bedrooms, a beautiful bathroom with roll top tub and separate shower, utility cupboard and a pretty patio/garden.

## Furnishing

Unfurnished



## Hamptons Richmond Lettings

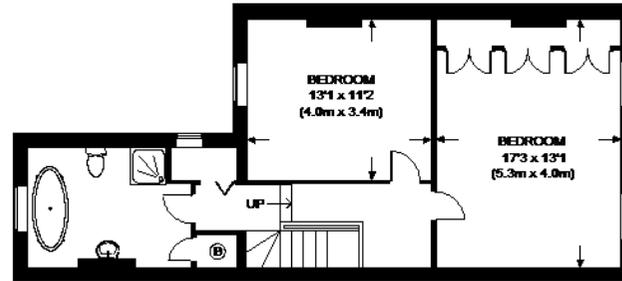
8 The Quadrant

Richmond TW9 1BP

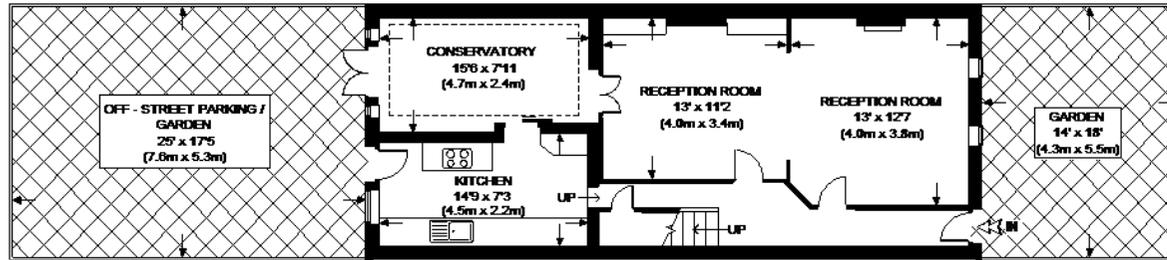
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[www.hamptons.co.uk](http://www.hamptons.co.uk)

SYDNEY ROAD, TW9



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1249 SQ.FT. (116 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

**Energy Performance Certificate**

Dwelling type: Mid terrace house  
 Date of assessment: 28 October 2011  
 Date of certificate: 28 October 2011

Type of assessment: RGSAP, existing dwelling  
 Total floor area: 117 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	437 kWh/m <sup>2</sup> per year	288 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.6 tonnes per year	5.3 tonnes per year
Lighting	£104 per year	£55 per year
Heating	£1,567 per year	£1,103 per year
Hot water	£216 per year	£130 per year

**You could save up to £589 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.