



Selwyn Avenue Richmond TW9

£3,950 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A well presented and recently refurbished four bedroom family home moments from Richmond's amenities.*

4 Bedrooms | 2 Bathrooms | Eat in Kitchen | Patio Garden.

### Description

The property comprises a light and spacious double reception room with a feature fireplace and to the rear of the property is a large eat-in kitchen/breakfast room with brand new appliances and plenty of storage and doors leading out to the patio garden. On the first floor is a large master bedroom, a beautiful bathroom with a free standing shower and two further double bedrooms. On the top floor is a further double bedroom with modern en-suite bathroom with a bath and separate shower.

### Situation

This beautiful home is a short walk to the local restaurants, parks and minutes to Richmond's train station.

### Furnishing

Unfurnished



### Hamptons Richmond Lettings

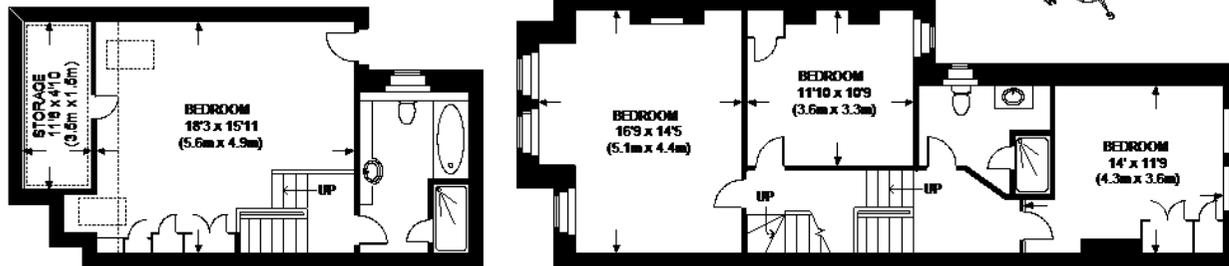
8 The Quadrant

Richmond TW9 1BP

Tel: 020 8940 1199 - richmondlettings@hamptons-int.com

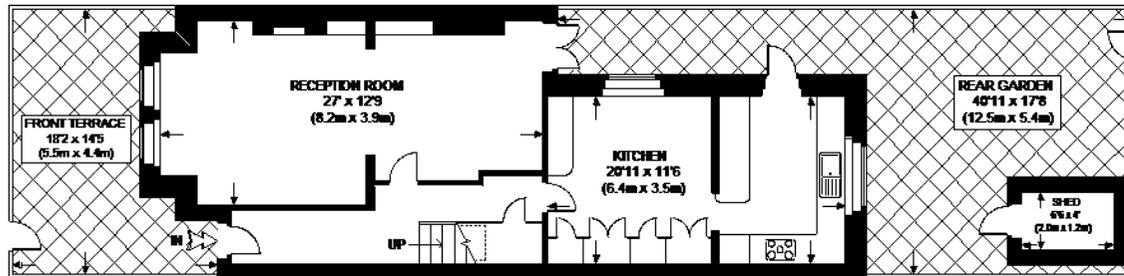
[www.hamptons.co.uk](http://www.hamptons.co.uk)

SELWYN AVENUE



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

= RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING SHED) =  
TOTAL = 1602 SQ. FT. (148.8 SQ. M.)

REDUCED HEIGHT AREA = 94 SQ. FT. (8.7 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 them. 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.

**Energy Performance Certificate**

**SAP**

Dwelling type: Mid-terrace house  
 Date of assessment: 02 May 2013  
 Date of certificate: 02 May 2013  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 156 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,304  
 Over 3 years you could save £ 2,650

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 213 over 3 years	
Heating	£ 4,293 over 3 years	£ 2,322 over 3 years	
Hot Water	£ 648 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 5,304</b>	<b>£ 2,754</b>	<b>You could save £ 2,650 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

A	91-100
B	81-90
C	69-80
D	55-68
E	49-54
F	41-48
G	35-40

Current: 79 Potential: 46

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,074	✓
2 Floor insulation	£800 - £1,200	£ 210	✓
3 Low energy lighting for all fixed outlets	£110	£ 120	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/haveenergy](http://www.direct.gov.uk/haveenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**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.