



Cardigan Road Richmond TW10

£2,750 Per Month - Available 01/11/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A spacious and beautifully refurbished three bedroom apartment ideally located at the top of Richmond Hill moments from the The Vineyard school.*

Modern Kitchen | Large Reception Room with Wooden Floors | 3 Double Bedrooms | 2 Bathrooms | Balcony.

### Description

The property comprises a modern kitchen, an extremely large reception room with a dining and living area with smart wooden floors and a balcony, three spacious double bedrooms, and two modern bathrooms. There is a private secured garage on site available on request for an additional monthly rental rate.

### Situation

This property is situated just off the top of Richmond Hill, moments from the popular Richmond Hill amenities, Richmond park and a short walk into Richmond town centre and Richmond Station.

### Furnishing

Unfurnished



### Hamptons Richmond Lettings

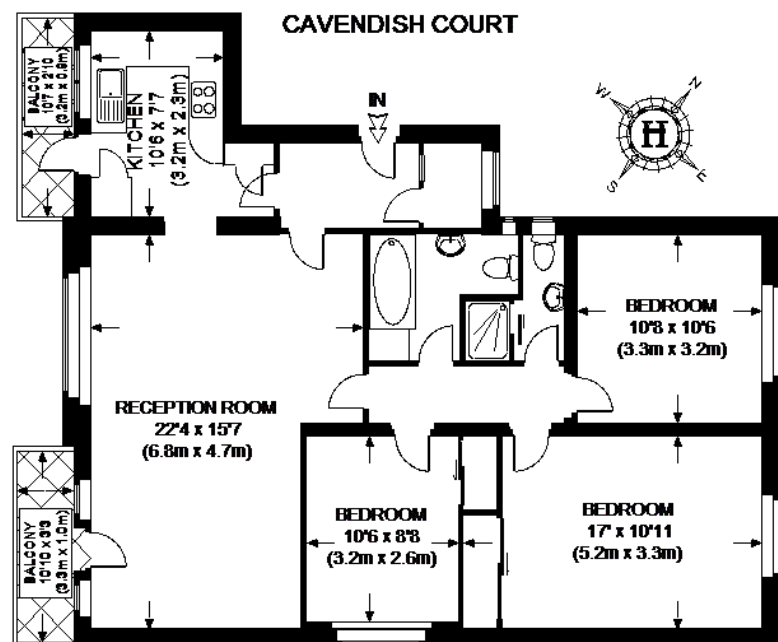
8 The Quadrant

Richmond TW9 1BP

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

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

## Floorplan

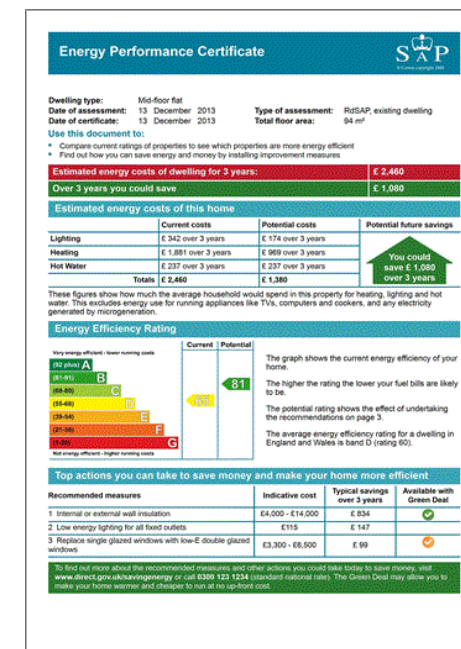


FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA =  
TOTAL = 1017 SQ.FT. (94.5 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 (EPC)



**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.

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