



Church Road Richmond TW10

£4,500 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A beautifully presented split level three bedroom conversion flat with private garden and off street parking moments from Richmond town centre and train station.*

3 Bedrooms | Large Open Plan Kitchen/Reception Room | 2 Bathrooms | Study Area | Private Garden | Off Street Parking.

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### Description

The light and spacious property comprises three double bedrooms, two modern bathrooms, a further study area and a large open plan kitchen reception room with wooden floors and direct access to the private garden.

### Situation

This modern apartment is ideally situated moments from the many shops, restaurants and station in Richmond town centre. Richmond Park is also a short walk away.

### Furnishing

Furnished



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### Hamptons Richmond Lettings

8 The Quadrant

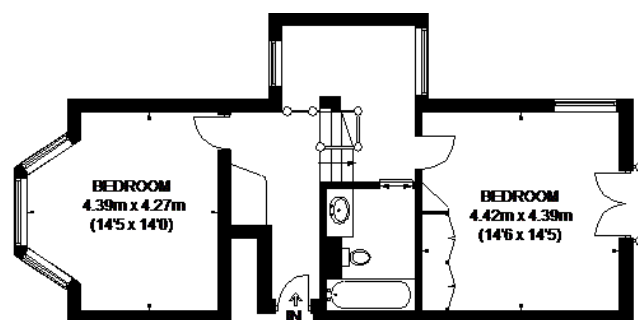
Richmond TW9 1BP

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

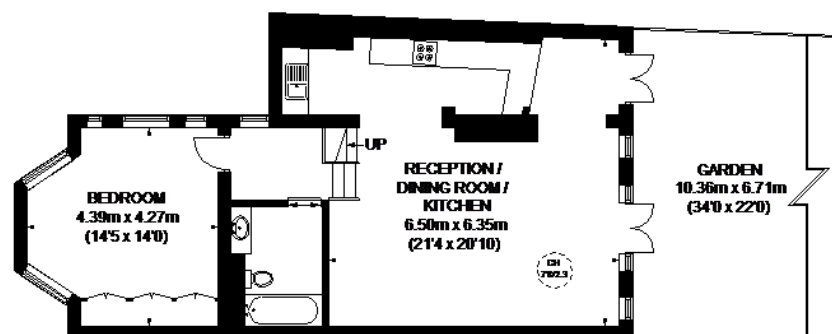
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## Floorplan

## Energy Performance Certificate (EPC)



**RAISED GROUND FLOOR**



**LOWER GROUND FLOOR**

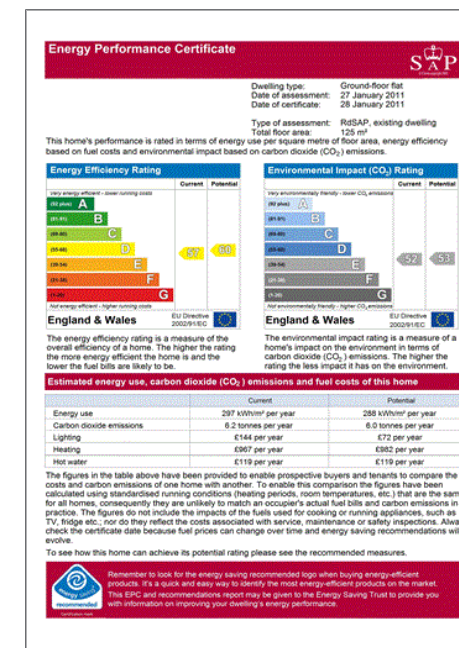
### CHURCH ROAD



APPROXIMATE GROSS INTERNAL AREA  
LOWER GROUND FLOOR = 781 SQ. FT. (72.6 SQ. M.)  
RAISED GROUND FLOOR = 645 SQ. FT. (59.9 SQ. M.)  
TOTAL = 1426 SQ. FT. (132.5 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions related upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permissions in relation to works carried out to the property (03254524)



**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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