

39a Lower Richmond Road, London, SW14 7HH

£1975pcm

Unfurnished



VP

Peace and tranquillity ring out in this truly enchanting Victorian house hidden from view yet only a 2 minute walk to Mortlake Station across the green.

This 3 bedroom house is on 3 levels; the kitchen has doors out on to the rear garden, which is surprisingly private and peaceful, and the living room on the first floor provides a lovely grown up space.

Ready to move straight in to having just had new carpets and being redecorated throughout.

A gem of a house situated in a convenient spot which is literally less than a 5 minute walk across Mortlake Green, set back from main road and with free parking right outside, this property also has the benefit of being close to the A316 and M3 and M4 motorway networks.

Mortlake Station is 25 minutes from Waterloo (Zone 3)

Available now

# TERMS

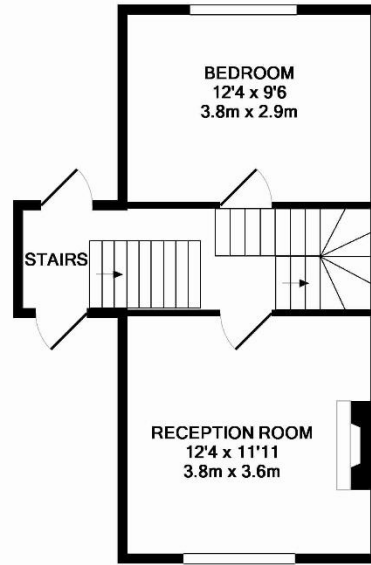
**Local Authority:**  
Royal Borough of Richmond upon Thames

**Council Tax Band:**  
E - £2,287.56 2020/2021

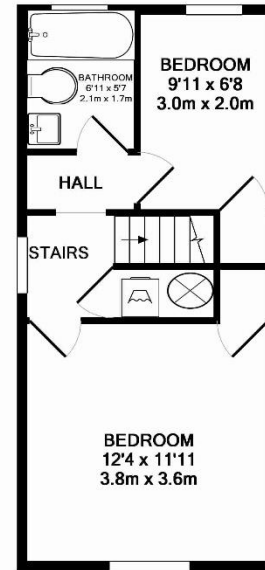
# FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR AREA 151 SQ.FT. (14.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR AREA 333 SQ.FT. (30.9 SQ.M.)

LOWER RICHMOND RD  
TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	31
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	22
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

57 Sheen Lane  
London SW14 8AB



020 8876 2222  
village-properties.co.uk