



LAWRENCE ROAD, RICHMOND, TW10
£3500 per month*

Carter Jonas

LAWRENCE ROAD, RICHMOND, TW10

Great location for nearby nurseries and primary schools, Ofsted 'Outstanding' Grey Court School and also within reach of the German School. There is a GP surgery close by off Lock Road and the house is between the shops and facilities on Ham Parade and at St Richards Square.

Stylishly extended and refurbished five bedroom, two bathroom house in this sought after residential crescent off Lock Road within reach of Ham Common. Entrance porch leading through to tiled hallway. Open plan living space providing flexible kitchen/diner/family room with folding doors out to the deck and garden. Generous array of kitchen cupboards and worksurfaces plus a smart island cooking/serving station with 5 ring hob. The kitchen also provides oven, wide fridge freezer, dishwasher and utility cupboard with both washing machine and tumble dryer. The main ground floor has a lovely bright double aspect plus rear vaulted windows and bespoke lighting over the rear area. The first floor houses the family bathroom with two double bedrooms and a single bedroom, with the second floor providing a generous loft bedroom with en suite shower room. Available now on an unfurnished basis.

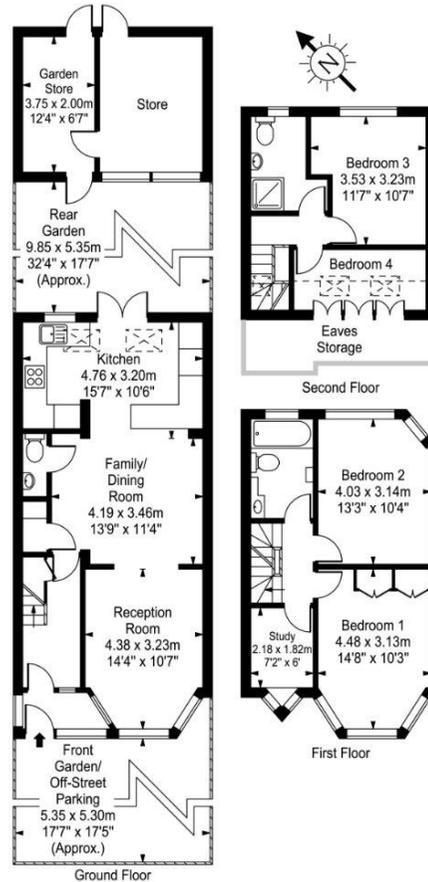
- Council Tax Band = D
- Minimum 12 months term
- EPC – C
- Available now

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C	71	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Lawrence Road

Approx. Gross Internal Area
121 Sq M - 1298 Sq Ft
(Excluding Eaves Storage, Garden Store & Store)

Key :
- - - - - Reduced headroom below 1.5m / 5ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. Floor plan by www.frameworkphotos.co.uk



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Classification L2 - Business Data

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